

RESOLUTION NO. CZAB12-24-03

WHEREAS, BJ'S WHOLESALE CLUB, INC. applied for the following:

MODIFICATION of Condition #2 of Resolution 5-ZAB-43-94, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: " 2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Kendal I Value Center-Lamar Companies,' as prepared by Architecture Moderne, Inc., dated received Oct. 7, 1993, consisting of one sheet, except as herein modified to relocate the truck storage area adjacent to the membership warehouse and to provide a 5' high hedge as indicated, said site plan to be reviewed and approved by the Building and Zoning and the Planning Departments which shall assess the plan's concept and its elements for logic, imagination, variety, compatibility and compliance with applicable regulations."

TO: " 2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Kendal I Value Center,' as prepared by V.S.N. Engineering, Inc. Civil Engineers, dated received 6/7/02 and consisting of 8 sheets."

The purpose of the requests is to permit the applicant to submit a revised plan for an existing shopping center showing a gasoline service station in lieu of a previously approved truck rental in conjunction within the existing membership warehouse on this site.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(17) of the Code of Miami-Dade County. (Ordinance #03-93)

SUBJECT PROPERTY: Tract " A", LOEHMANN' S PLAZA IN KENDALL, Plat book 121, Page 72.

LOCATION: 6801 S.W. 117 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

#152

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested modification of Condition #2 of Resolution 5-ZAB-43-94 would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, a motion to approve the requested modification of Condition #2 of Resolution 5-ZAB-43-94 was offered by Jose I. Valdes, seconded by Robert W. Wilcosky, and upon a poll of the members present, the vote was as follows:

Douglas Krueger	aye	Jose I. Valdes	aye
Millie Herrera	aye	Nelson Varona	aye
		Robert W. Wilcosky	aye
Peggy Brodeur	aye		

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 12 that the requested modification of Condition #2 of Resolution 5-ZAB-43-94 be and the same are hereby approved, subject to the following conditions:

1. That all uses associated with the previously approved truck rental agency be prohibited.
2. That the self-service gasoline filling station shall operate in conjunction with the membership wholesale club existing on the property only and shall cease to exist if the primary use is abandoned or discontinued on the subject property.
3. That the applicant obtain a Certificate of Occupancy of Use and Occupancy from and promptly renew the same annually with the Miami-Dade County Planning and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

BE IT FURTHER RESOLVED, that the requested modification of Condition #2 of 5-ZAB-43-94 as modified shall read as follows:

That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Kendall Value Center,' as prepared by V.S.N. Engineering, Inc. Civil Engineers, dated received 6/7/02 and consisting of 8 sheets.

BE IT FURTHER RESOLVED, that all conditions in Resolution 5-ZAB-43-94 shall remain in full force and effect except as herein modified.

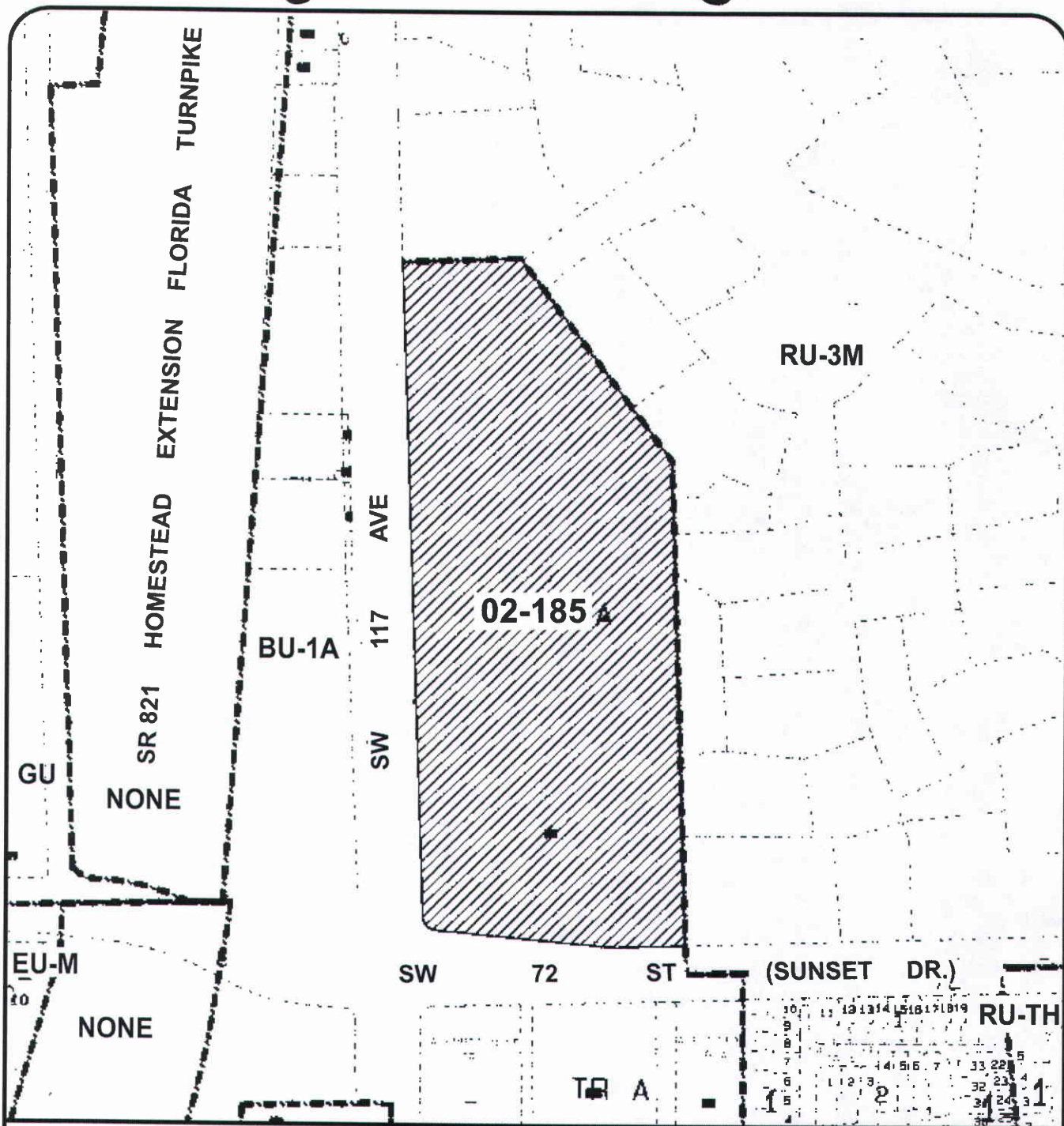
BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 11th day of June, 2003.

Hearing No. 03-6-CZ12-2
ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 2ND DAY OF JULY, 2003.



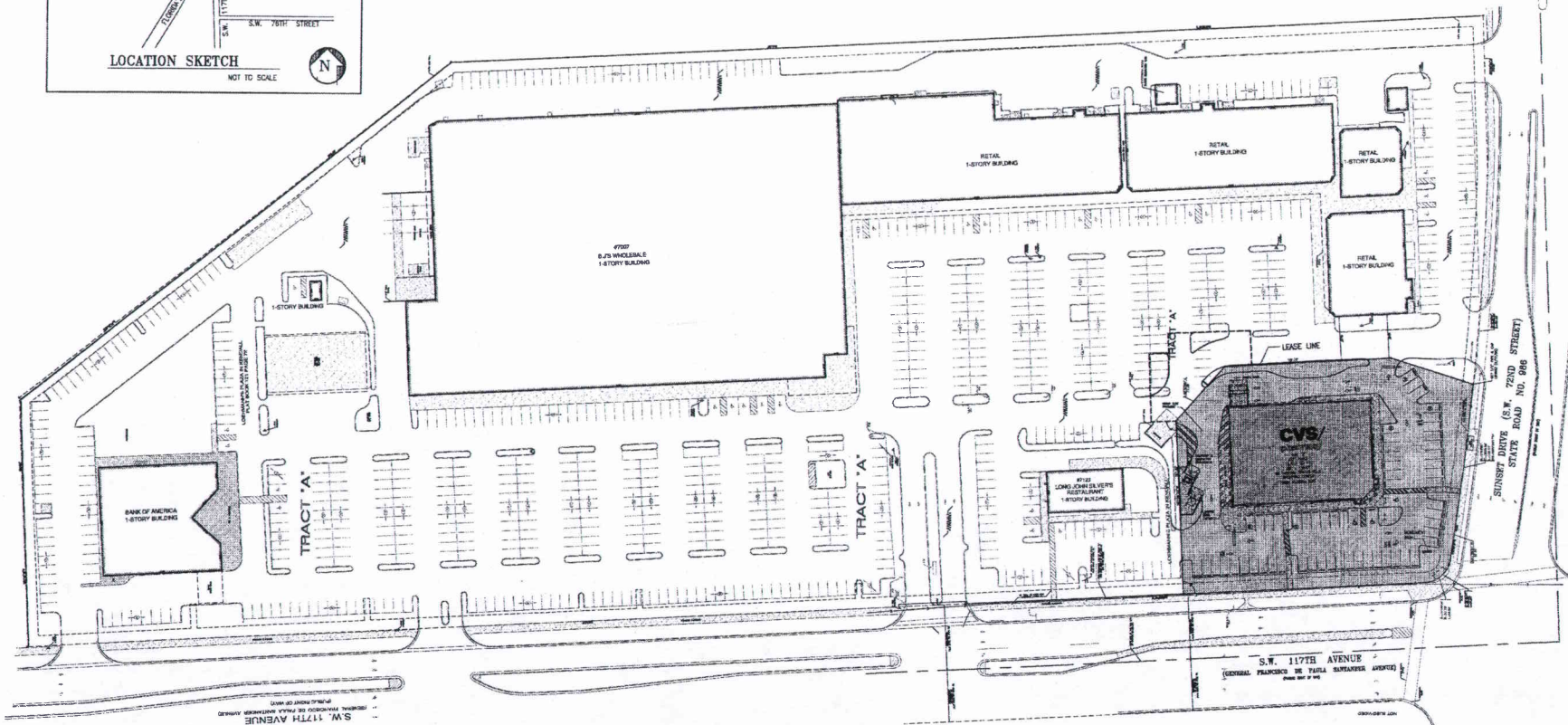
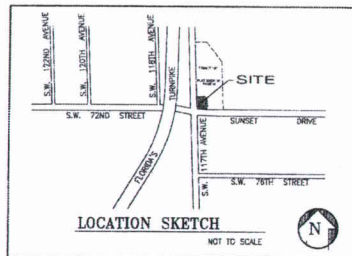
MIAMI-DADE COUNTY HEARING MAP

Section: 30 Township: 54 Range: 40
 Process Number: 02000185
 Applicant: BJ'S WHOLESALE CLUB INC.
 District Number: 10
 Zoning Board: C12
 Drafter ID: DIONNE
 Scale: 1:300'

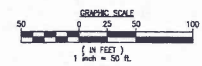


 SUBJECT PROPERTY





OVERALL SITE PLAN



RECEIVED
JUN 04 2009
BY: M09-022



CONSULTANT:

SEAL:

Signature
6/3/09

CVS/
pharmacy
FLORIDA COASTAL
13,013-TYPE A-LEFT HAND
WITH SIDE DRIVE-THRU
STORE NUMBER: 5127
SW 117th Ave & Sunset Drive (SW 72 Dr)
MIAMI-DADE COUNTY, FLORIDA
DEAL TYPE: NEW

DEVELOPER:



BOOS DEVELOPMENT GROUP
2011 MACCORMICK DR
CLEARWATER, FLORIDA 33759
(727) 695-2900
Fax: (727) 695-2915

REVISIONS:

5-28-09

DRAWING BY: N.G.

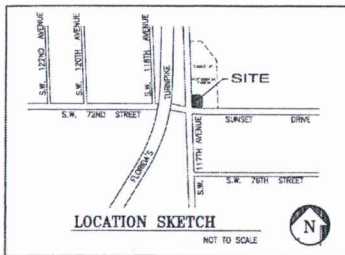
DATE: OCTOBER 22, 2008

JOB NUMBER: CKE # 1161

TITLE:
CVS-KENDALL VALUE CENTER
OVERALL SITE PLAN

SHEET NUMBER:
SP-0

COMMENTS:
NOT RELEASED FOR CONSTRUCTION



LEGAL DESCRIPTION

A portion of Tract "A", LOEHMAN'S PLAZA IN KENDALL according to the plat thereof, as recorded in Plat Book 121 of Page 72 of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

Begin at the most Westerly Southwest corner of said Tract "A", thence North 02°00'11" West along the West boundary line of said Tract "A", also being the East right-of-way line of S.W. 117th Avenue, as shown on said plat, for 323.58 feet; thence departing said West boundary line of Tract "A" and East right-of-way line of S.W. 117th Avenue and at right angles to the previous course North 87°02'59" East for 167.00 feet; thence South 48°03'05" East for 71.05 feet; thence South 03°03'37" East for 100.00 feet; thence South 17°48'27" West for 83.74 feet to a point on the South boundary line of said Tract "A", also being the North right-of-way line of Sunset Drive (S.W. 72nd Street), as shown on said plat, said point being on a circular curve, concave to the North and whose radius point bears North 02°23'17" East; thence Northwesterly along a 2828.54 foot radius curve, leading to the R/W, through a central angle of 02°30'52" for an arc distance of 129.11 feet to a point of tangency; thence North 81°58'51" West for 42.51 feet to a point of curvature; thence Northwesterly along a 25.00 foot radius curve, leading to the right, through a central angle of 7°09'30" for an arc distance of 34.54 feet to the Point of Beginning, the last three (3) courses being along said boundary of Tract "A" and North right-of-way line of Sunset Drive.

ZONING: BU-1A LIMITED BUSINESS LAND USE: DRUGSTORE (CVS PHARMACY) SITE ANALYSIS (WITHIN LEASE LINE)

TOTAL LAND AREA:	57,419.75 SQ. FT. (1.3184 ACRES)
TOTAL BUILDING COVERAGE:	14,782.00 SQ. FT. (25.74 %)
BUILDING (GROUND LEVEL):	13,057.00 SQ. FT. (22.74 %)
MEZZANINE:	1,725.00 SQ. FT. (3.00 %)
TOTAL UNDEVELOPED AREA:	11,605.40 SQ. FT. (20.21 %)
TOTAL PAVED AREA & ALLEYS:	32,740.35 SQ. FT. (57.05 %)
PERVIOUS AREA:	11,802.40 SQ. FT. (20.55 %) (0.2686 AC)
IMPERVIOUS AREA:	45,817.35 SQ. FT. (79.79 %) (1.0492 AC)

PARKING ANALYSIS

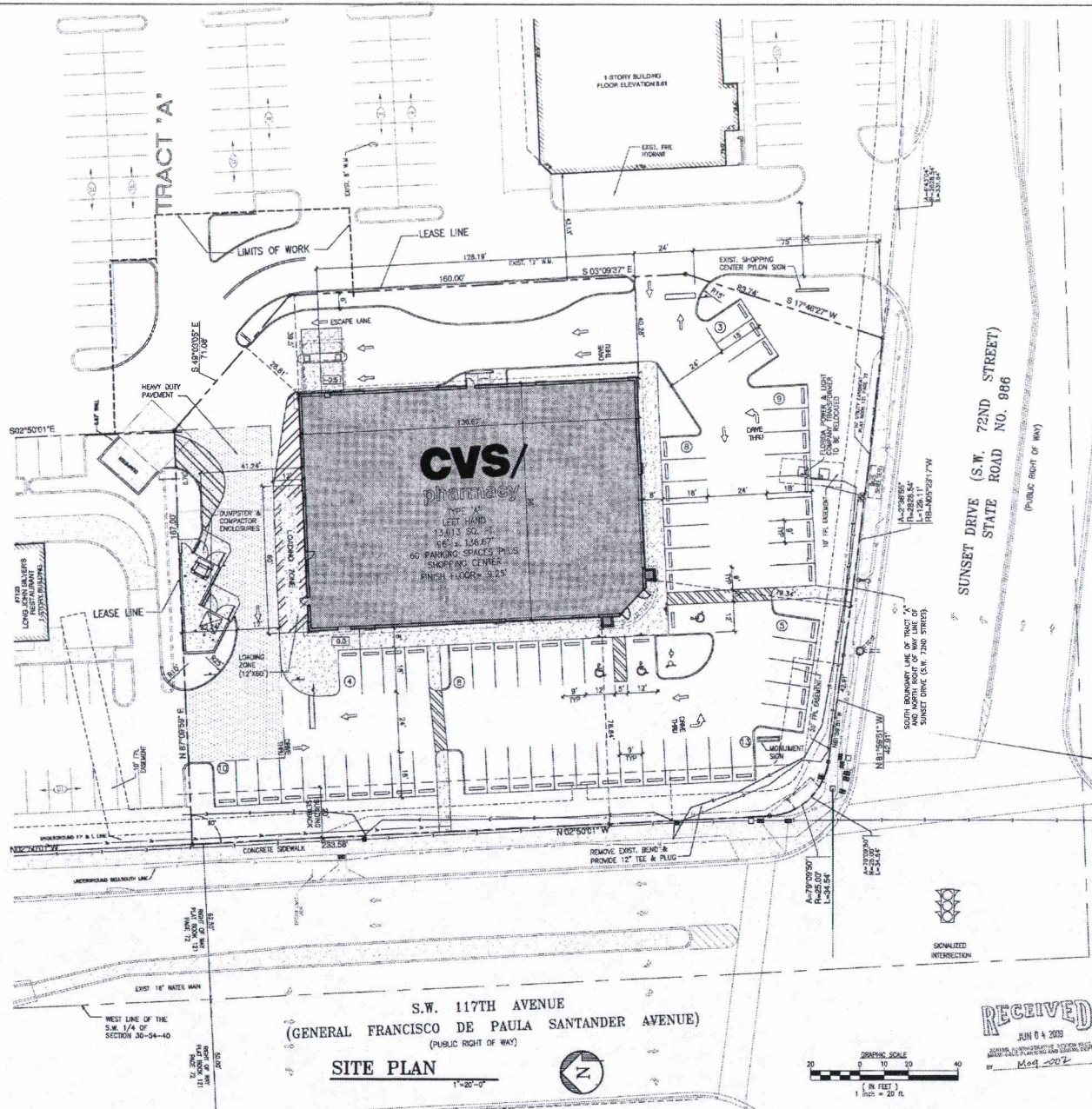
TOTAL PARKING SPACES REQUIRED:	80 SPACES
HANDICAP SPACES REQUIRED:	3 SPACES
HANDICAP SPACES PROVIDED:	3 SPACES
TOTAL PARKING SPACES PROVIDED (INCLUDING HANDICAP):	80 SPACES + PLAZA

ZONING LEGEND

ZONING: BU-1A		
Height (to ridge of roof): 57,419.75 S.F. (1.3184 ACRES)		
Net Lot Area: 13,057 S.F.		
Lot Coverage (everything under roof): 13,057 S.F.		
SETBACKS:	REQUIRED:	PROVIDED:
Front	20'	78.24' (SW SUNSET DRIVE)
Side (Street)	15'	78.24' (S.W. 117 AVENUE)
Side (Interior)	0'-15'	38.5'
Rear	0'-20'	28.51'

NOTES

1. ALL PAVEMENT MARKINGS ARE TO COMPLY WITH MIAMI-DADE COUNTY PUBLIC WORKS STANDARDS/HANDBOOK.
2. PAVEMENT MARKING MATERIAL - PAINT (UNLESS OTHERWISE NOTED).
3. ALL SIGNS BY SEPARATE PERMIT.
4. ALL RADIUS AND DIMENSIONS ARE TO FACE OF CURB/EDGE OF PAVEMENT.



CONSULTANT:

SEAL:

CVS/ pharmacy
FLORIDA COASTAL
13,013-TYPE A-LEFT HAND
WITH SIDE DRIVE-THRU
STORE NUMBER: 05127
SW 117th Ave & Sunset Drive (SW 72nd St)
MIAMI-DADE COUNTY, FLORIDA
DEAL TYPE: NEW

DEVELOPER:

BOOS DEVELOPMENT GROUP
2651 MCCORMICK DR.
CLEARWATER, FLORIDA 33759
(727) 669-2900
Fax (727) 669-2913

REVISIONS:

- 3-24-03 MONUMENT SIGN
- 5-29-03

DRAWING BY: H.G.

DATE: OCTOBER 22, 2008

JOB NUMBER: CKE # 1161

TITLE:
**CVS-KENDALL VALUE CENTER
SITE PLAN**

SHEET NUMBER:

SP-1

COMMENTS:
NOT RELEASED FOR CONSTRUCTION

RESOLUTION NO. 5-ZAB-123-94

WHEREAS, MUBEN-LAMAR, L.P. had applied for the following:

- (1) NON-USE VARIANCE OF SIGN REGULATIONS to permit a third detached sign (two permitted -- two existing) of 42.68 sq. ft. in a shopping center.
- (2) NON-USE VARIANCE OF SIGN REGULATIONS to permit the aforementioned sign setback 4' (8' required) from the front (south) property line and setback 100' (166' required) from the interior side (east) property line.

Plans are on file and may be examined in the Zoning Department entitled "Boston Chicken," on the sign elevation as prepared by International Sign & Design and dated 9-17-93, and site plan entitled "Boston Chicken Site Plan Revisions," as prepared by Swanke, Hayden, Connell Architects, dated last revised 11-30-93. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A", LOEHMANN'S PLAZA, Plat book 121, Page 72.

LOCATION: The Northeast corner of S.W. 72 Street and S.W. 117 Avenue, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested non-use variances would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, the following resolution was offered by Jonathan Rubin seconded by Mavel Cruz and upon poll of members present, the vote was as follows:

Humberto Amaro	aye	Barbara Hardemon	aye
Willie Barnett	nay	Charlie McGarey	nay
Wilfredo Calvino, Jr.	aye	Jorge Rodriguez-Chomat	aye
Frank Colunga	absent	Jonathan Rubin	aye
Mavel Cruz	aye	June Stevens	nay
Raul Del Portillo	aye	Colleen Griffin	nay

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the application be and the same is hereby approved, subject to the following condition:

That the applicant submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and condition of this resolution.

PASSED AND ADOPTED this 23rd day of March, 1994.

Hearing No. 94-3-35

Typed 3/24/94 bn

GU

SW 118th AVE

EXTENSION

HOMESTEAD

L.A. RIW LINE

PEDESTRIAN ESMT

SW 117th AVE

5.8' GEN. EASEMENT

TRACT D

RU-3M

93-753

BU-1A

BU-1A

SW 72nd ST

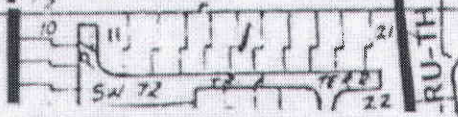
EU-M

DRIVE

SUNSET DR.

BU-2

BU-1A

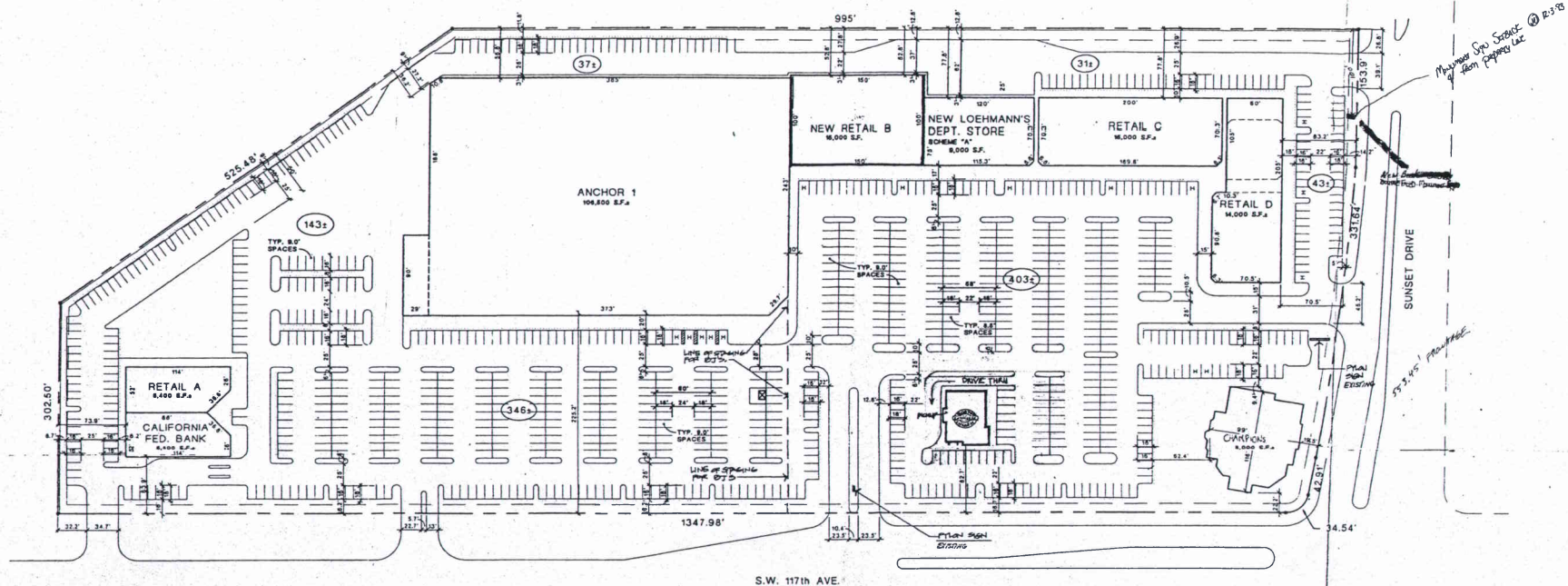


L.A. RIW LINE

TRACT A

18-19

METRO DAD		
Sec. 30	Twp. 54	Rge. 40
Applicant <u>MUBEN-LAMAR</u>		
Process No. <u>93-753</u>		
Drafter <u>ROGER A.</u>		
NORTH		



SITE CRITERIA LEGEND			
ZONING DISTRICT	B-1M	RESOLUTION NUMBER	2-44-72 2-103-73 62AR-642-71
GROSS LAND AREA	16.1	ACRES	
LESS R.O.W.	N/A	ACRES	
LESS WATER	N/A	ACRES	
LESS OTHER	N/A	ACRES	
NET LAND AREA	16.1	ACRES	701.5W SQ.FT.
NET LAND AREA	701.5W	SQ.FT.	300.0 %
LOT COVERAGE	11.5W	SQ.FT.	25.1 %
PAVED AREA	107.0W	SQ.FT.	88.2 %
TOTAL	581.5W	SQ.FT.	84.1 %
LANDSCAPED OPEN SPACE			
REQUIRED	108.73W	SQ.FT.	15.8 %
PROVIDED	109.10W	SQ.FT.	15.8 %
NET LAND AREA	108.10W	SQ.FT.	15.8 %
WATER	N/A	SQ.FT.	N/A %
WITHIN ENCLOSED OR UNENCLOSED WALLS	N/A	SQ.FT.	N/A %

PROPOSED USES	AREA	PARKING REQUIRED	PARKING PROVIDED
1. B.J.'S WAREHOUSE	106,800 S.F.	420	516
2. RETAIL "A" (GENERAL)	4,400 S.F.	16	20
3. RETAIL "A" (FOODS)	1,000 S.F.	12	13
4. LOEHMANN'S	8,000 S.F.	30	40
5. CALIFORNIA FEDERAL BANK	6,400 S.F.	22	28
6. RETAIL "B" (GENERAL)	14,000 S.F.	60	60
7. RETAIL "B" (FOODS)	1,000 S.F.	12	13
8. RETAIL "C" (GENERAL)	14,000 S.F.	60	62
9. RETAIL "C" (FOODS)	1,000 S.F.	12	13
10. RETAIL "D" (GENERAL)	12,000 S.F.	42	42
11. RETAIL "D" (FOODS)	1,000 S.F.	12	13
12. NEW BIRCH (CHICKEN) (FOOD)	3,340 S.F.	14	14
13. CHICKEN (FOOD)	8,000 S.F.	30	30
TOTAL	181,500 S.F.	886	1003

NOTE: Pylon sign placement & construction to be approved by local county zoning and building departments.

MAXIMUM HEIGHT	48	FEET
NUMBER STORES	ONE	
FLOOR AREA RATIO		
1st FLOOR	11.5W	SQ.FT. 25.9 %
2nd FLOOR	N/A	SQ.FT. N/A %
3rd FLOOR	N/A	SQ.FT. N/A %
4th		
TOTAL	11.5W	SQ.FT. 25.9 %
TOTAL SQUARE FOOTAGE OF BUILDINGS	181,500	
NET LAND AREA	16.1	
	25.1	FLOOR AREA RATIO
TREES		
NUMBER REQUIRED	228	NUMBER PROVIDED 228
WATER NAME OF UTILITY	MAN-DADE	
SEWER NAME OF UTILITY	MAN-DADE	
NOTES (SHOW SYMBOLS)		
GARBAGE COLLECTION	METRO-DADE	



SITE PLAN

SCALE: 1" = 50'

2/18/92
REV. 3/5/92

BOSTON CHICKEN

SITE PLAN REVISIONS

PREPARED BY:

SWANKE HAYDEN CONNELL ARCHITECTS

REV. 11/20/95

ARCHITECTURE MODERNE INC.
MIAMI, FLORIDA (305) 599-1958

PROPOSED SHOPPING CENTER ADDITION AND RENOVATION
MIAMI FLORIDA

LAMAR COMPANIES
MORRISTOWN NEW JERSEY

RESOLUTION NO. 5-ZAB-43-94

WHEREAS, MUBEN-LAMAR, L.P. had applied for the following:

- (1) USE VARIANCE to permit a proposed truck rental agency in conjunction with a membership warehouse in a BU-1A district.
- (2) NON-USE VARIANCE OF ZONING REGULATIONS requiring a 5' decorative masonry wall enclosure around the auto storage area; to waive same.

A plan is on file and may be examined in the Zoning Department entitled "Kendall Value Center- Lamar Companies," as prepared by Architecture Moderne, Inc., dated received Oct. 7, 1993, consisting of one sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract 'A', LOEHMAN'S PLAZA, Plat book 121, Page 72, more particularly described as a 2,000 sq. ft.+ unit located inside an existing membership warehouse which is within a 16 acre shopping center.

LOCATION: 7007 S.W. 117 Avenue, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested use variance and non-use variance would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, the following resolution was offered by Humberto Amaro seconded Mavel Cruz by and upon poll of members present, the vote was as follows:

#123

Humberto Amaro	aye	June Stevens	aye
Willie Barnett	aye	Barbara Hardemon	aye
Wilfredo Calvino, Jr.	aye	Charlie McGarey	aye
Frank Colunga	aye	Jorge Rodriguez-Chomat	aye
Mavel Cruz	aye	Jonathan Rubin	aye
Raul Del Portillo	absent	Colleen Griffin	aye

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the application be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Kendall Value Center- Lamar Companies," as prepared by Architecture Moderne, Inc., dated received Oct. 7, 1993, consisting of one sheet, except as herein modified to relocate the truck storage area adjacent to the membership warehouse and to provide a 5' high hedge as indicated, said site plan to be reviewed and approved by the Building and Zoning and the Planning Departments which shall assess the plan's concept and its elements for logic, imagination, variety, compatibilty, and compliance with applicable regulations.
3. That the applicant submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit, to include but not be limited to, a hedge that will grow to a height of 5' and is 3' high at the time of planting in the median between the parking spaces immediately west of the truck storage area, and to be installed prior to the issuance of a certificate of use and occupancy, said landscape plan shall emphasize the solid view-obscuring landscape strip to be placed along the front and north and south side of the proposed parking area for the five (5) rental trucks.
4. That the use be established and maintained in accordance with the approved plan.
5. That the truck rental agency shall operate in conjunction with the membership wholesale club existing on the property only and shall automatically cease to exist if the primary use is abandoned or discontinued on the subject property.
6. That only five (5) rental trucks not to exceed 16'6" x 7'7" x 9'9" in dimensions may be permitted on the site at any one time.

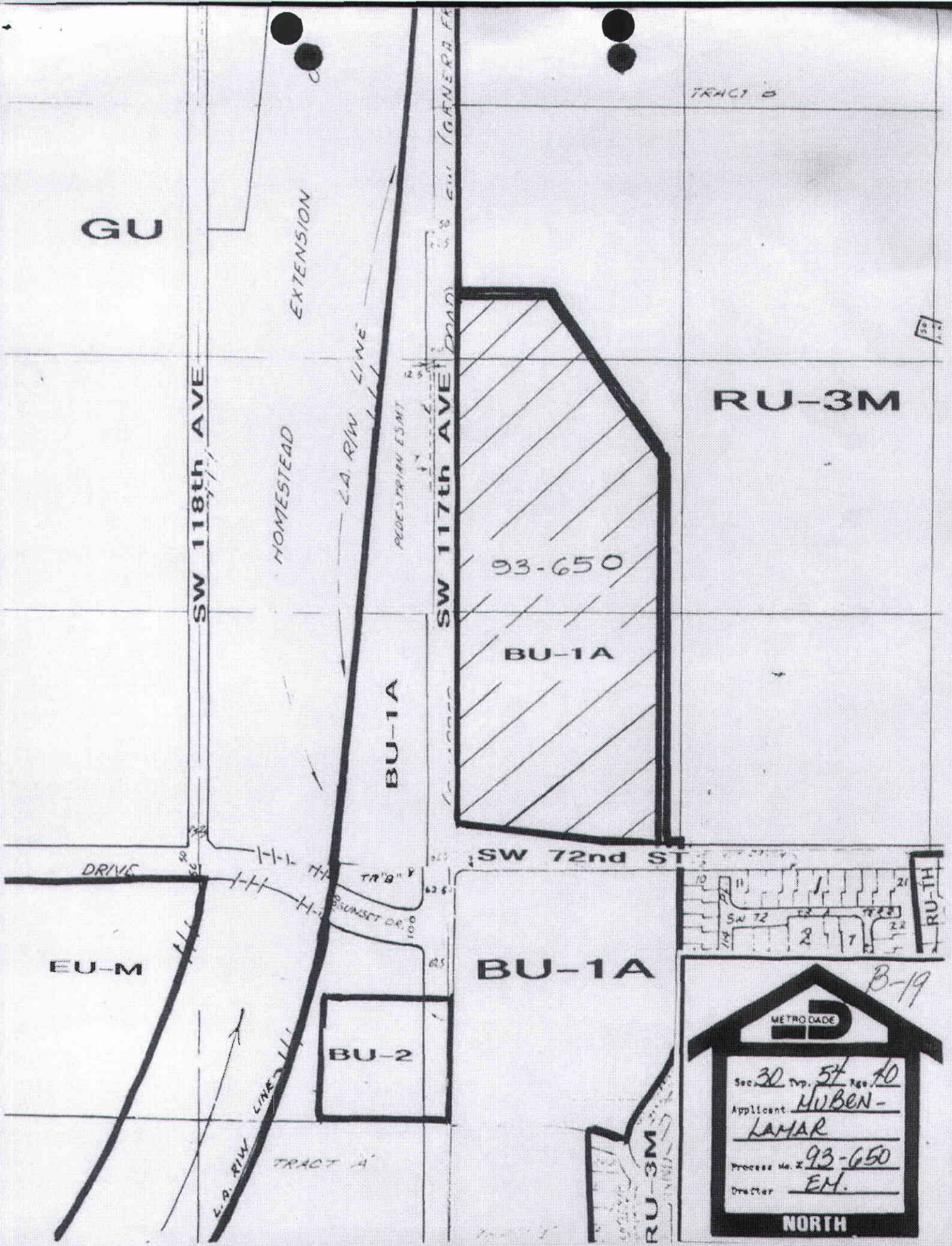
7. That the applicant obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
8. That the trucks be stored behind a solid landscape strip.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 9th day of February, 1994.

Hearing No. 94-1-9
Typed 2/9/94 bn



B-19

METRO MADE

Sec. 30 Twp. 54 Rge. 10

Applicant HUBEN-

LAMAR

Process No. 93-650

Director EM.

NORTH

RESOLUTION NO. 4-ZAB-422-92

The following resolution was offered by Mavel Cruz seconded by Johnny Williams and upon poll of members present, the vote was as follows:

Humberto Amaro	aye	William Losner	aye
Mavel Cruz	aye	Scott Notowitz	aye
Shelly Gassner	absent	Johnny Williams	aye
Colleen Griffin	aye	Dean Oddy	aye
Angela P. Lannes	absent		

WHEREAS, MUBEN-LAMAR, LIMITED PARTNERSHIP had applied for the following:

- (1) USE VARIANCE to permit a liquor package store in the BU-1A district as would be permitted in the BU-2 district.
- (2) SPECIAL EXCEPTION of spacing requirements as applied to alcoholic beverage uses to permit a proposed liquor package store spaced less than the required 2,500' from an existing church and school and less than 1,500' from an existing alcoholic beverage use.

Plans are on file and may be examined in the Zoning Department entitled "BJ's Wholesale Club, Kendall, Fl - Prelim. Fixture Plan," last revised 2-25-92 and "Site Plan - Proposed Shopping Center Addition and Renovation," by Architecture Moderne, Inc., dated revised 3-5-92. "Liquor Survey for B.J.'s - Liquor Store No. 51," as prepared by Fortin, Leavy, Skiles, Inc., dated 5-5-92. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A", LOEHMANN'S PLAZA, Plat book 121, Page 72.

LOCATION: 7007 S.W. 117 Avenue, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested use variance and special exception would be compatible with the area and its development and

#114

would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the application be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "BJ's Wholesale Club, Kendall, Fl - Prelim. Fixture Plan," last revised 2-25-92 and "Site Plan - Proposed Shopping Center Addition and Renovation," by Architecture Moderne, Inc., dated revised 3-5-92. "Liquor Survey for B.J.'s - Liquor Store No. 51," as prepared by Fortin, Leavy, Skiles, Inc., dated 5-5-92.
3. That the use be established and maintained in accordance with the approved plan.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 2nd day of December, 1992.

Hearing No. 92-12-14
Typed 12/14/92 bn

GU

SW 118th AVE

EXTENSION

HOMESTEAD

L.A. R/W LINE

PEDESTRIAN ESMT

SW 117th AVE

BU-1A

92-275

BU-1A

RU-3M

SW 72nd ST

EU-M

BU-1A

BU-2

TRACT A

L.A. R/W LINE

5 METRO DADGE

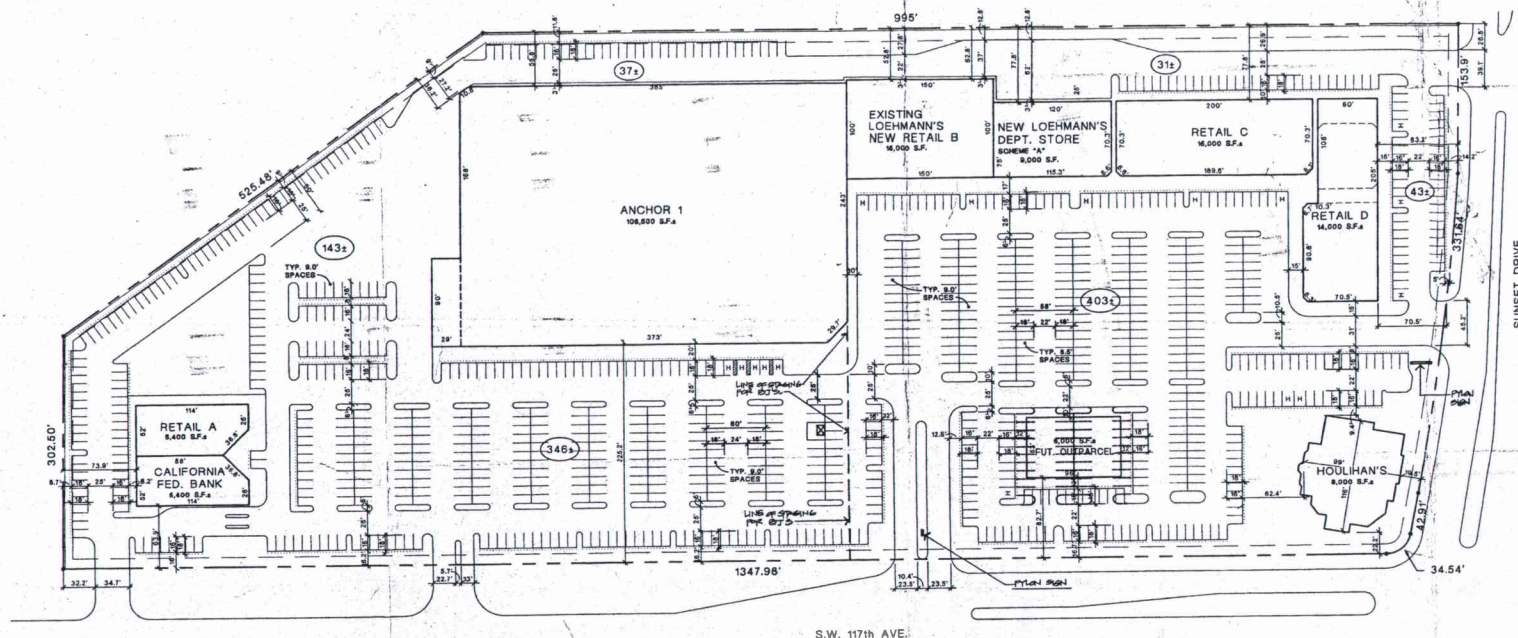
Sec. 30 Twp. 54 Rge. 40

Applicant MUBEN-LAMAR

Process No. 92-275

Director N.NITTI

NORTH



SITE CRITERIA LEGEND			
ZONING DISTRICT		RESOLUTION NUMBER	
BU-5A		62AR-443-74	
GROSS LAND AREA		36.1	ACRES
LESS R.O.W.		N/A	ACRES
LESS WATER		N/A	ACRES
LESS OTHER		N/A	ACRES
NET LAND AREA		36.1	ACRES
		791.38	SQ. FT.
NET LAND AREA		791.38	SQ. FT.
LOT COVERAGE		100.0	%
PAVED AREA		184,300	SQ. FT.
		88.2	%
TOTAL		882,210	SQ. FT.
LANDSCAPED OPEN SPACE			
REQUIRED		108,793	SQ. FT.
		98.8	%
PROVIDED		108,798	SQ. FT.
		98.8	%
NET LAND AREA		108,798	SQ. FT.
WATER		N/A	SQ. FT.
WITHIN ENCLOSED OR UNENCLOSED WALLS		N/A	SQ. FT.

PROPOSED USES	AREA	PARKING REQUIRED	PARKING PROVIDED
1. B.L.V. WAREHOUSE	108,600 S.F.	428	618
2. RETAIL "A" (GENERAL)	4,400 S.F.	18	20
3. RETAIL "A" (FOOD)	1,000 S.F.	12	12
4. LOEHMANN'S	8,000 S.F.	30	40
5. CALIFORNIA FEDERAL BANK	8,400 S.F.	22	28
6. RETAIL "B" (GENERAL)	10,000 S.F.	58	80
7. RETAIL "B" (FOOD)	1,000 S.F.	12	12
8. RETAIL "C" (GENERAL)	10,000 S.F.	58	80
9. RETAIL "C" (FOOD)	1,000 S.F.	12	12
10. RETAIL "D" (GENERAL)	12,000 S.F.	62	85
11. RETAIL "D" (FOOD)	1,000 S.F.	12	12
12. FUTURE OUTPARCEL (FOOD)	8,000 S.F.	64	71
13. HOULIHAN'S	8,000 S.F.	68	80
TOTAL	184,300 S.F.	888	1003

NOTE: PLAN SHOWS PLACEMENT OF EXISTING AND PROPOSED STRUCTURES.
APPROVED BY LOCAL GOVT. ZONING AND BUILDING DEPARTMENTS.

MAXIMUM HEIGHT	35	FEET
NUMBER STORIES	ONE	
FLOOR AREA RATIO		
1st FLOOR	184,300	SQ. FT.
2nd FLOOR	N/A	SQ. FT.
3rd FLOOR	N/A	SQ. FT.
TOTAL	184,300	SQ. FT.
TOTAL SQUARE FOOTAGE OF BUILDINGS	184,300	
NET LAND AREA	791.38	
FLOOR AREA RATIO	0.232	
TREES	208	NUMBER PROVIDED 222
WATER NAME OF UTILITY	WANE-DADE	
SEWER NAME OF UTILITY	WANE-DADE	
NOTES SHOW SYMBOLS		
GARBAGE COLLECTION	METRO-DADE	

SITE PLAN
SCALE: 1" = 50'
2/18/92
REV. 3/5/92



ARCHITECTURE MODERNE INC.
MIAMI, FLORIDA (305) 599-1968

PROPOSED SHOPPING CENTER ADDITION AND RENOVATION
MIAMI FLORIDA

LAMAR COMPANIES
MORRISTOWN NEW JERSEY

RESOLUTION NO. 4-ZAB-59-89

The following resolution was offered by Kenneth Welt seconded by Jose A. Losa and upon poll of members present, the vote was as follows:

Thomas A. Conger	aye	Gonzalo (Guy) Sanchez	aye
Jose A. Losa	aye	Kenneth Welt	aye
Levi A. Johnson	aye	Georgia A. Wright	aye
Joyce Masso	aye	Murray Sisselman	aye
Mary Jean Risi	aye		

WHEREAS, GILBERT/ROBINSON, INC. had applied for the following:

UNUSUAL USE to permit a carnival tent in celebration of an annual St. Patrick's Day festival.

A plan is on file and may be examined in the Zoning Department entitled "Houlihan's St. Patrick Carnival," as prepared by Tom Kirejczyk and dated Nov. 9, 1988. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A" of LOEHMANN'S PLAZA IN KENDALL, Plat book 121, Page 72.

LOCATION: 7199 S.W. 117 Avenue, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested unusual use would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested application be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Houlihan's St. Patrick Carnival," as prepared by Tom Kirejczyk and dated Nov. 9, 1988.
3. That the use be established and maintained in accordance with the approved plan.
4. That the use be permitted annually, to be set up the day prior to St. Patrick's Day and be removed the day following St. Patrick's Day and that the carnival tent operation be permitted from 6:00 A.M. on St. Patrick's Day to 1:00 A.M. the day following St. Patrick's Day.

#89

5. That the applicant obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions, or, when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 8th day of FEBRUARY, 1989.

Hearing No. 89-2-7
Typed 2/14/89 bn

RU-3M

TRACT B

(A) U.T.

1,050

sf

(3)(10)(14)(17)

RES. f SP 3B64
9-59 COND.

RU3M

U.T.

(38)

(10)(15)

38-794

BU-1A

SW. 117 AVE.

BU-1A

(10)

(25)(26)

BU-1A

GU

GU

SR. #821

EXTENSION OF FLORIDA'S TURNPIKE

HOMESTEAD

SUNSET DRIVE

BU-2

SW. 117 AVE.

BU-1A U.T.

RUI

TRACT Y

METROCODE

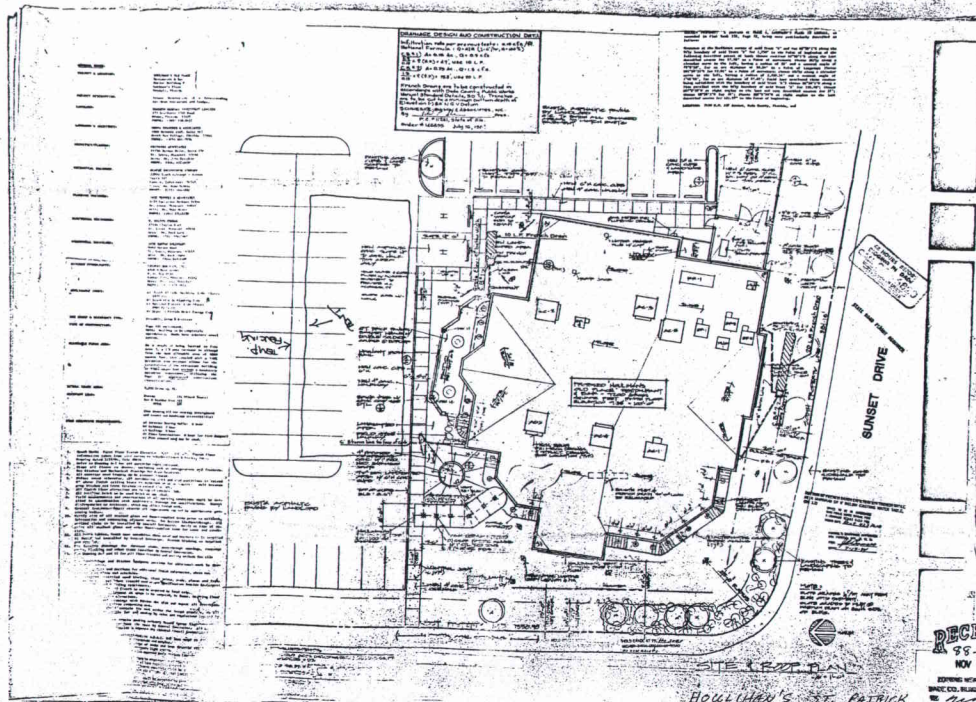
Sec. 30 Twp. 54 Rge. 40

Applicant GILBERT/
ROBINSON, INC.

Process No. 88-794

Draftsman CO

NORTH



RECEIVED
 SS-1794
 NOV 9 1988
 RECEIVED BY: [Signature]
 UNIT: [Signature]
 NO. [Signature]

RESOLUTION NO. 4-ZAB-316-85

The following resolution was offered by Mr. Thomas A. Conger seconded by Mrs. Joyce Masso and upon poll of members present, the vote was as follows:

Thomas A. Conger	aye	Margaret Nelson	aye
Peter Goldring	absent	Mary Jean Risi	aye
Levi A. Johnson	aye	Murray Sisselman	aye
Jose A. Losa	aye	R. Jollivette Frazier	aye
Joyce Masso	aye		

WHEREAS, BRANDON KENDALL INVESTMENTS, LTD. has applied for the following:

NON-USE VARIANCE OF ZONING REGULATIONS to permit an existing nightclub to sell alcoholic beverages with meals at tables on Sundays from 11:00 a.m. to 4:50 a.m. on the following Monday (1:00 p.m. to 4:50 a.m. permitted).

SUBJECT PROPERTY: A portion of Tract "A", LOEHMANN'S PLAZA IN KENDALL, Plat book 121, Page 72, being more particularly described as follows:

Commence at the Northwest corner of said Tract "A" and run S2°50'1"E along the W/ly boundary of said Tract "A" for 1,250' to the Point of beginning of the following described parcel of land; thence continue S2°50'1"E along the last described course for 97.98' to a Point of curvature; thence SE/ly along a circular curve to the left, having a radius of 25' and a central angle of 79°9'50", for an arc distance of 34.54' to a Point of tangency; thence S81°59'51"E for 42.91' to a Point of curvature; thence SE/ly along a circular curve to the left, having a radius of 2,828.54' and a central angle of 1°46'46", for an arc distance of 87.85'; (said last mentioned three courses being coincident with the boundary of said Tract "A") thence N2°50'1"W along a line parallel with the W/ly boundary of said Tract "A" for 126.78'; thence S87°9'59"W at right angles to the last and next described courses for 27'; thence N2°50'1"W for 19'; thence S87°9'59"W at right angles to the last described course for 121.97' to the Point of beginning.

LOCATION: 7199 S.W. 117 Avenue, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested non-use variance would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board, that the requested Non-Use Variance of zoning regulations to permit an existing nightclub to sell alcoholic beverages with meals at tables on Sundays from 11:00 a.m. to 4:50 a.m. on the following Monday (1:00 p.m. to 4:50 a.m. permitted) be and the same is hereby approved.

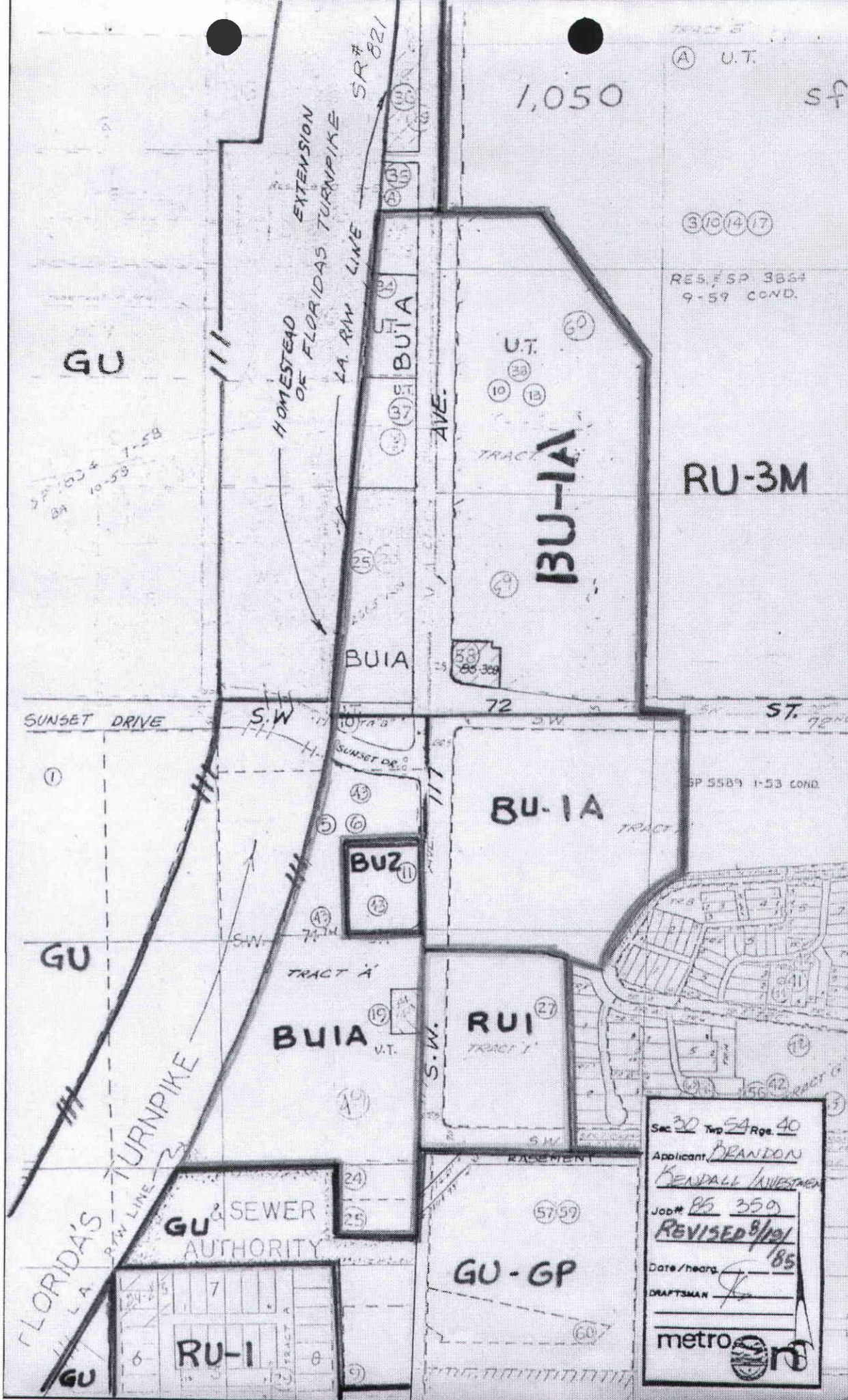
The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department.


PASSED AND ADOPTED this 28th day of AUGUST, 1985.

Heard 8/28/85
Hearing No. 85-8-44
9/3/85 aa

NO Shear Flr
Plan

#66



Sec. 30 Twp. 54 Rge. 40
Applicant: BRANDON
BENDALL INVESTMENT
Job #: 85 350
REVISED 8/19/
185
Date / heard: 8/19/185
DRAFTSMAN: [Signature]
metro 

RESOLUTION NO. 4-ZAB-272-86

The following resolution was offered by Mr. Jose A. Losa seconded by Mr. Thomas A. Conger and upon poll of members present, the vote was as follows:

Thomas A. Conger	aye	Margaret C. Nelson	aye
Peter Goldring	absent	Mary Jean Risi	absent
Levi A. Johnson	aye	Murray Sisselman	absent
Jose A. Losa	aye	R. Jollivette Frazier	aye
Joyce Masso	aye		

WHEREAS, CALIFORNIA FEDERAL SAVINGS & LOAN ASSOCIATION has applied for the following:

NON-USE VARIANCE OF SIGN REGULATIONS to permit a third wall sign (only 2 permitted - 2 existing) for one tenant with the option of either alternative "A" or alternative "B" as indicated on the hearing plans.

Plans are on file and may be examined in the Zoning Department entitled "California Federal Kendall Loehmann's Plaza", as prepared by Electromedia and dated 11-30-85.

SUBJECT PROPERTY: Tract "A", LOEHMANN'S PLAZA, Plat book 121, Page 72.

LOCATION: The east side S.W. 117 Avenue, approximately 1,204' north of Sunset Drive, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of the Board that the requested non-use variance would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board, that the requested non-use variance of sign regulations be and the same is hereby approved according to the requested Alternative A,, subject to the following conditions:

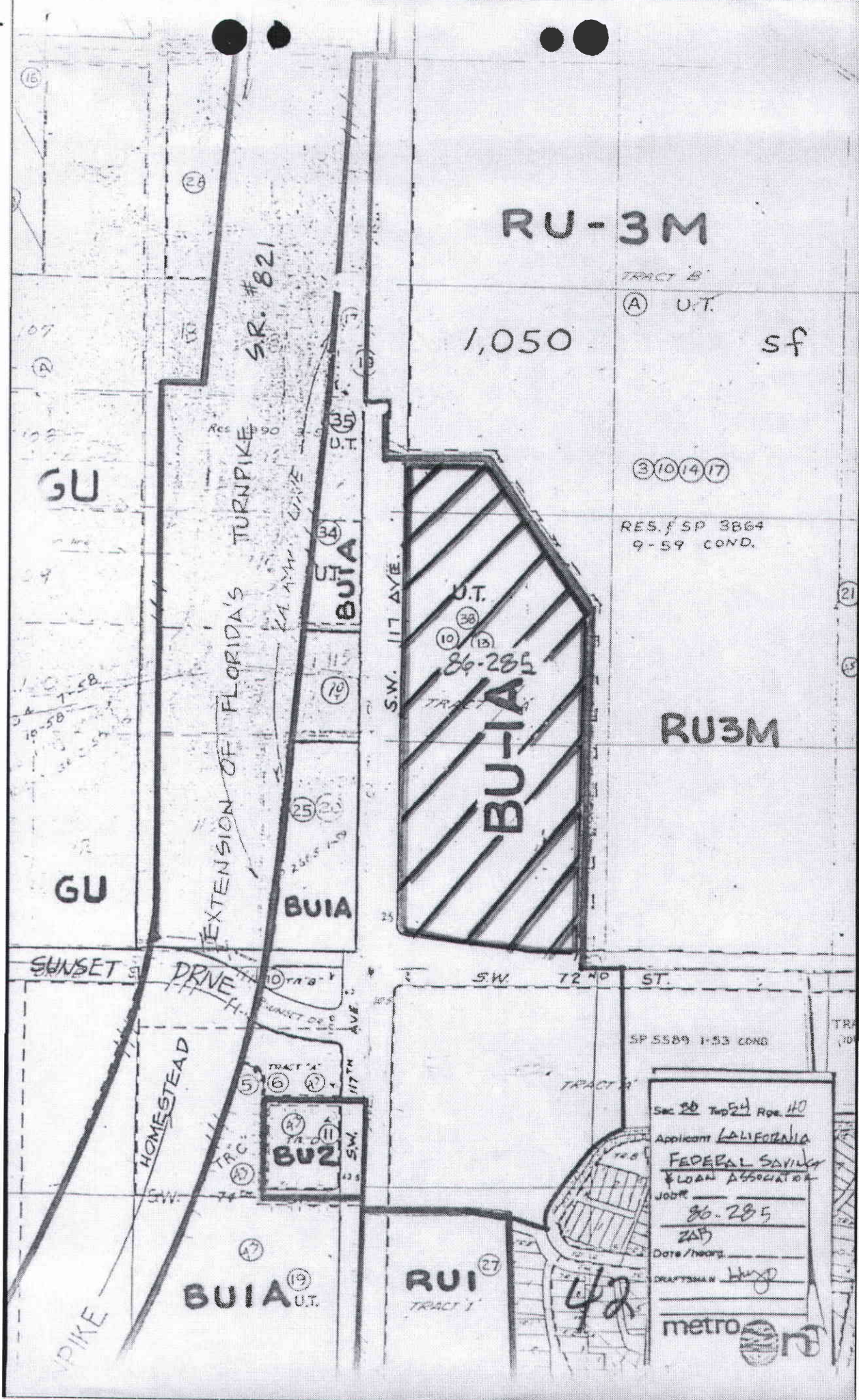
1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "California Federal Kendall Loehmann's Plaza", prepared by Electromedia and dated 11-30-85, for Alternative A.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy.

#76

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 23rd day of JULY, 1986.

Hearing No. 86-7-42
Typed 9/5/86 aa



RU-3M

1,050

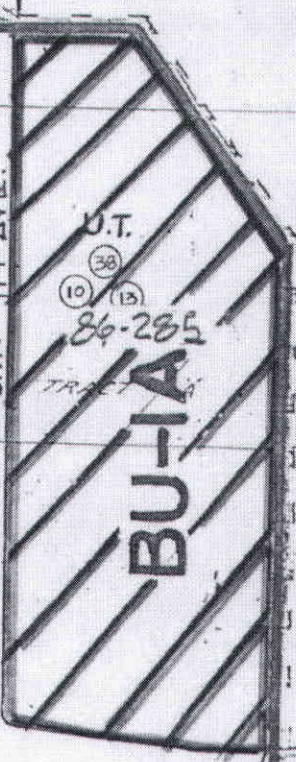
sf

TRACT B
(A) U.T.

(3)(10)(14)(17)

RES. f SP 3864
9-59 COND.

RU3M



SR. #821

EXTENSION OF FLORIDA'S TURNPIKE

GU

GU

BU-1A

BU-1A

BU-2

BU-1A U.T.

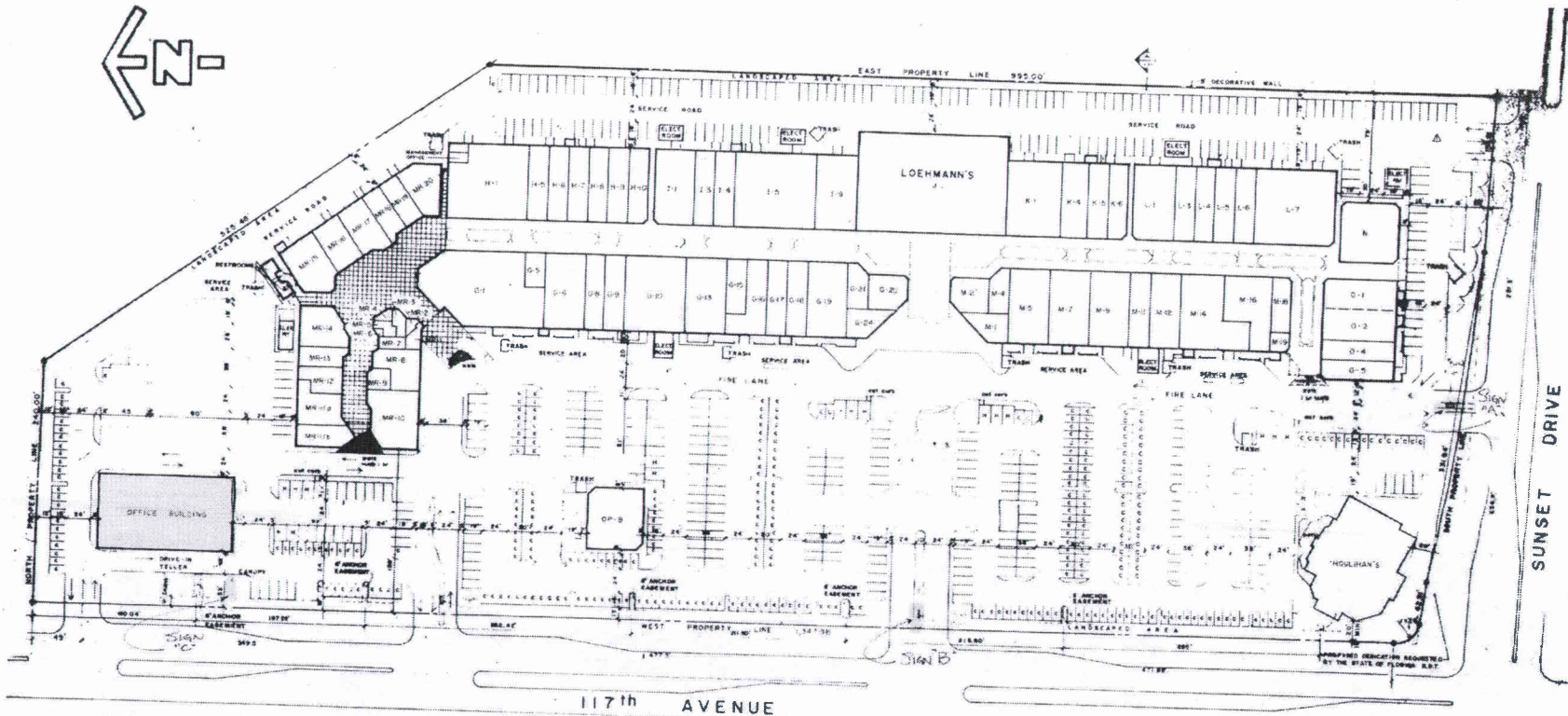
RUI TRACT J

SP 5589 1-53 COND

Sec 20 Twp 24 Rge 40
Applicant CALIFORNIA
FEDERAL SAVING
& LOAN ASSOCIATION
Job # 86-285
ZAB
Date/Hours
DRAFTSMAN Huy
metro



42



SITE PLAN

SCALE: 1"=50'

LEGAL DESCRIPTION

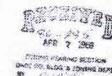
A PORTION OF THE SW 1/4 OF SECTION 36, TOWNSHIP 36 SOUTH, RANGE 80 EAST, PLAT BOOK 131, PAGE 72, DALLAS COUNTY, TEXAS.

ZONING INFORMATION

EXISTING ZONING	BU-1A
NET LAND AREA	709.56 of 100% 18.28 ac.
TOTAL BUILDING AREA (GROUND)	182,787 sf (26%)

PAVED AREA	388,302 sf (54%)
TOTAL PARKING REQUIRED	862 spaces
TOTAL PARKING PROVIDED	875 spaces
STANDARD SPACES	515 spaces
COMPACT SPACES	334 spaces (45%)
HANDICAP SPACES	20 spaces (5%)
FLOOR AREA RATIO REQUIRED	0.40
FLOOR AREA RATIO PROVIDED	0.30
MAXIMUM BUILDING HEIGHT	45 ft.
LANDSCAPE AREA REQUIRED	109,919 sf (15.5%)
MALL AREA	10,637 sf (1.5%)
GREEN EXTERIOR	99,282 sf (14.0%)
LANDSCAPE AREA PROVIDED	109,534 sf (15.5%)
MALL AREA	10,637 sf (1.5%)
GREEN EXTERIOR	99,317 sf (14.0%)

EXIST. GRADE ELEV. 8.1 MSL
FINISH FLOOR ELEV. ±0'-0"=8.6 MSL



morhe cosicher & assoc.
architects, designers & planners
1654 S. W. 10th St., Suite 102, Fort Lauderdale, FL 33304
phone: 861-7511

LOEHMANN'S PLAZA
SUNSET DRIVE & 117th AV.
MIAMI FLORIDA

LEASING: THE BRANDON CO.
175 SW 15th ROAD
MIAMI, FLORIDA 33129
(305) 358-3433 FLA WATTS 1-800-432-0909

RESOLUTION NO. 4-ZAB-139-84

The following resolution was offered by Mrs. Joyce Masso seconded by Mr. Levi A. Johnson and upon poll of members present, the vote was as follows:

Thomas A. Conger	aye	Margaret Nelson	aye
Peter Goldring	aye	Mary Jean Risi	absent
Levi A. Johnson	aye	Murray Sisselman	aye
Jose A. Losa	aye	R. Jollivette Frazier	aye
Joyce Masso	aye		

WHEREAS, BOUN TEMPO, INC. has applied for the following:

- (1) USE VARIANCE AND SPECIAL EXCEPTION to permit a nightclub in the BU-1A zone as would be permitted in the BU-2 zone.
- (2) SPECIAL EXCEPTION of the spacing requirements to permit a proposed nightclub spaced less than the required 1,500' from other alcoholic beverage uses.
- (3) NON-USE VARIANCE OF ZONING REGULATIONS to permit the sale of wine and liquor beginning at 12:00 p.m. (noon) on Sunday (5:00 p.m. permitted) for the proposed nightclub.

Plans are on file and may be examined in the Zoning Department entitled "Floor Plan Layout for: Italian Restaurant", as prepared by Consultants Collaborative, Inc., Architects-Planners, dated 1-4-84, and a site plan entitled "Loehmann's Plaza", as prepared by Moshe Cosicher & Assoc., Architect, and dated April 5, 1983, and last revised dated 12/27/83 is also on file. An alcoholic beverage survey entitled "Liquor Survey for 6907-6911-6915-6919 S.W. 117 Ave.", as prepared by Fortin, Leavy, Skiles, Inc., dated Sept. 6, 1983 is also on file.

SUBJECT PROPERTY: A 5,600 sq. ft. area within Loehmann's Plaza Shopping Center more particularly described as Tract A of LOEHMANN'S PLAZA IN KENDALL, Plat book 121, Page 72.

LOCATION: 6907-6911-6915 and 6919 S.W. 117 Avenue, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested use variance and special exception, non-use variance and special exception would be in harmony with the general purpose and intent of the regulations, would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board, that the requested Use Variance and Special Exception to permit a nightclub in the BU-1A zone as would be permitted in the BU-2 zone, Special Exception of the spacing requirements to permit a proposed nightclub spaced less than the required 1,500' from other alcoholic beverage uses and Non-Use

#60

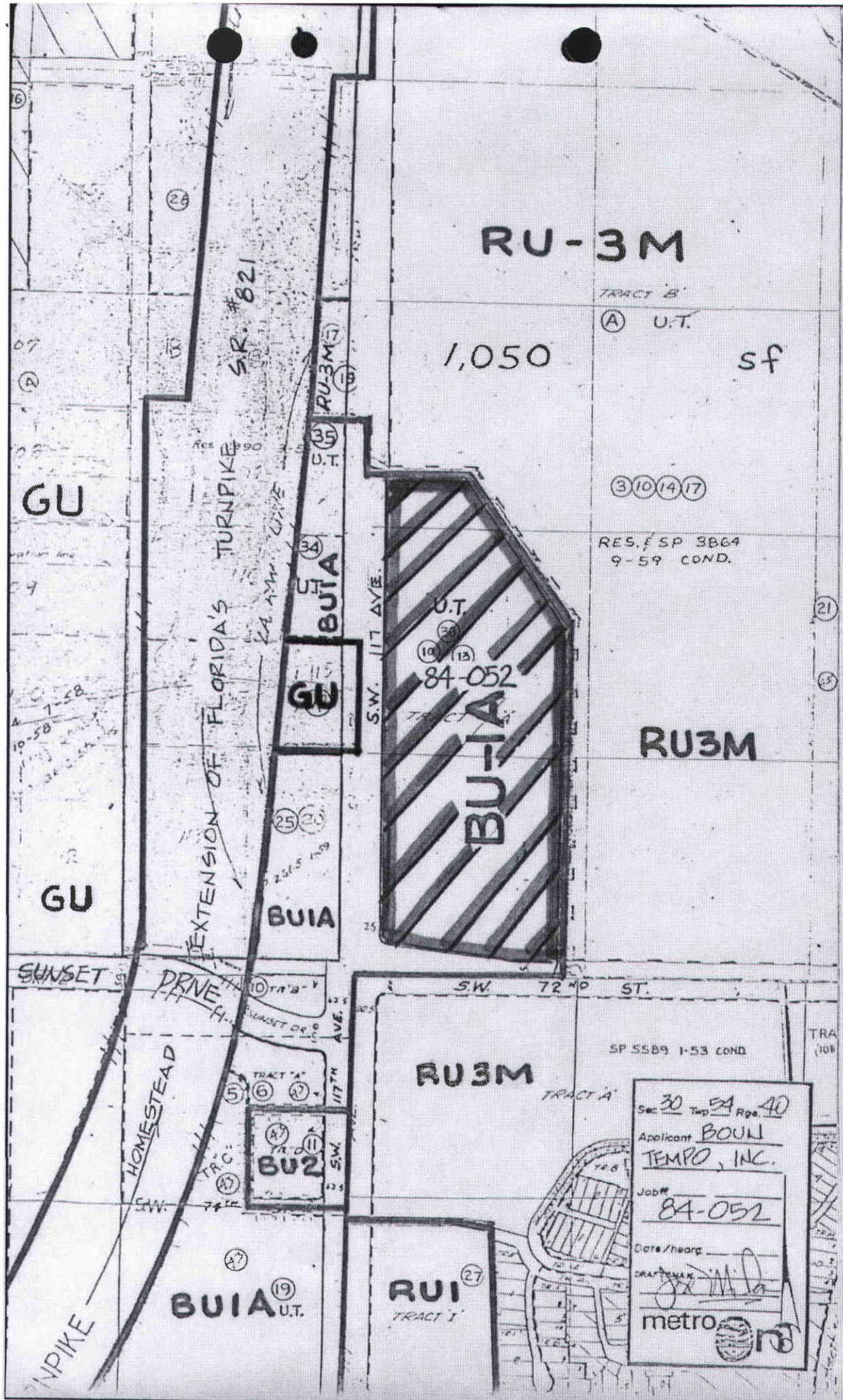
Variance of zoning regulations to permit the sale of wine and liquor beginning at 12:00 p.m. (noon) on Sunday (5:00 p.m. permitted) for the proposed nightclub be and the same are hereby approved subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things, but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Floor Plan Layout for: Italian Restaurant", as prepared by Consultants Collaborative, Inc., Architects-Planners, dated 1-4-84, and a site plan entitled "Loehmann's Plaza", as prepared by Moshe Cosicher & Assoc., Architect, and dated April 5, 1983, and last revised dated 12/27/83.
3. That the use be established and maintained in accordance with the approved plan.
4. That the certificate of use and occupancy be automatically renewable annually by the Dade County Building and Zoning Department upon compliance with all terms and conditions, and be subject to cancellation upon violation of any of the conditions, or when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental and/or incompatible to the surrounding neighborhood.
5. That the night club use be operated solely as an accessory use to the restaurant, and if the restaurant use is terminated, the night club use will expire.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 25th day of April, 1984.

Heard 4/25/84
Hearing No. 84-4-35
4/30/84 aa



RU-3M

1,050 sf

TRACT B
(A) U.T.

(3)(10)(14)(17)

RES. F SP 3864
9-59 COND.

RU3M

RU3M

TRACT A

Sec 30 Twp 54 Rge 40
Applicant BOUN
TEMPO, INC.
Job # 84-052
Date/hearing _____
Draftman [Signature]
metro [Signature]

BU1A⁽¹⁹⁾
U.T.

RUI⁽²⁷⁾
TRACT I

BU2⁽¹⁷⁾
U.T.

GU

GU

EXTENSION OF FLORIDA'S TURNPIKE
S.R. #821

SUNSET DRIVE

HOMESTEAD

TURNPIKE

S.W. 117 AVE.

S.W. 72 RD ST.

TRACT A

TRACT C

S.W. 74 RD

RU3M⁽¹⁾
(18)

(35)
U.T.

BU1A⁽³⁴⁾
U.T.

(25)(26)

BU1A

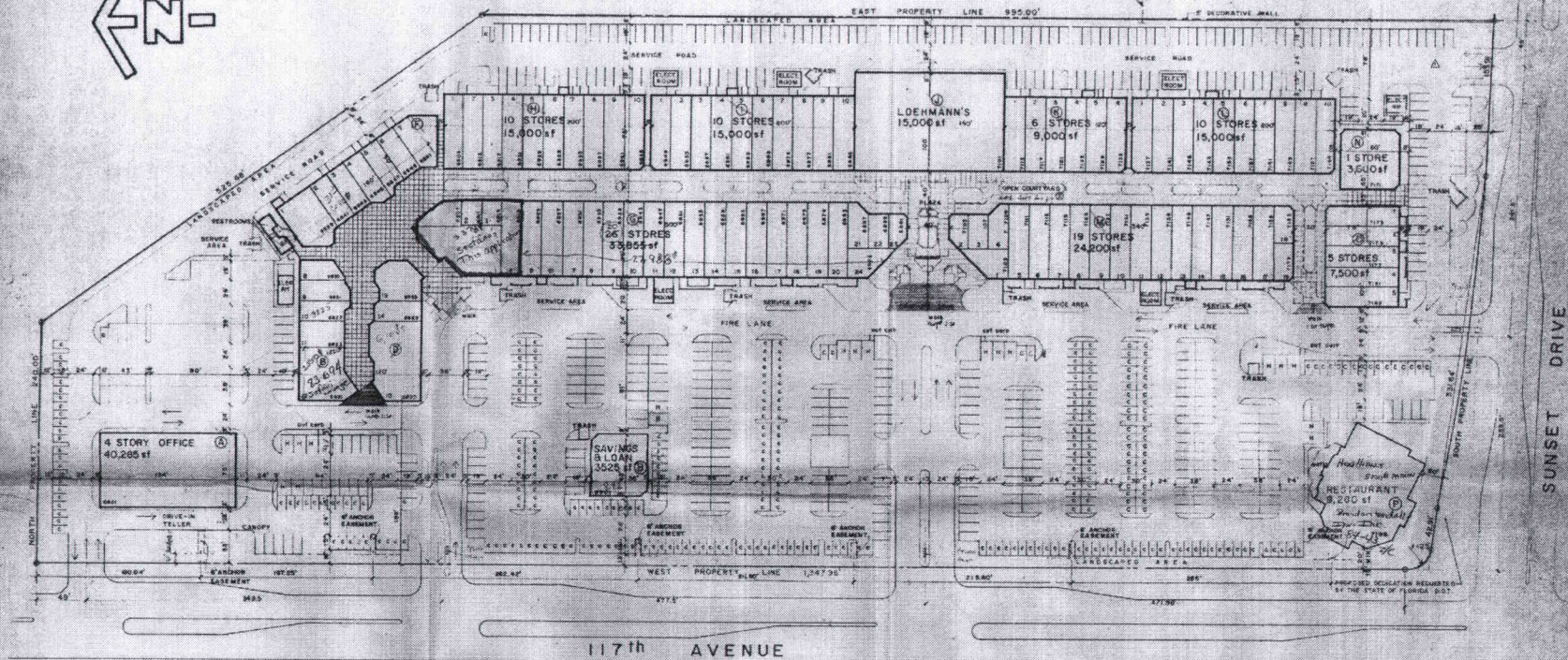
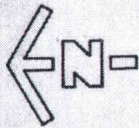
U.T.
(13)(15)
84-052
TRACT A

25

(21)
(23)

TRA
(108)

SP 5589 1-53 COND



SITE PLAN

SCALE: 1"=50'

LEGAL DESCRIPTION

A PORTION OF THE SW 1/4 OF SECTION 30, TOWNSHIP 34 SOUTH, RANGE 80 EAST, PLAT BOOK 121, PAGE 72, DADE COUNTY, FLORIDA

ZONING INFORMATION

EXISTING ZONING	BU-1A
NET LAND AREA	709,156sf (100%) 16.28 ac
TOTAL BUILDING AREA (GROUND)	182,787sf (26%)
(2nd, 3rd & 4th FL)	30,213sf
(TOTAL)	213,000sf (30%)
PAVED AREA	365,202sf (54%)
TOTAL PARKING REQUIRED	862 spaces
TOTAL PARKING PROVIDED	873 spaces
STANDARD SPACES	513 spaces
COMPACT SPACES	334 spaces (45%)
HANDICAP SPACES	20 spaces (5%)
FLOOR AREA RATIO REQUIRED	0.40
FLOOR AREA RATIO PROVIDED	0.30
MAXIMUM BUILDING HEIGHT	45 ft.
LANDSCAPE AREA REQUIRED	108,919 sf (15.5%)
MALL AREA	10,637 sf (1.5%)
GREEN EXTERIOR	99,282 sf (14.0%)
LANDSCAPE AREA PROVIDED	109,354 sf (15.5%)
MALL AREA	10,637 sf (1.5%)
GREEN EXTERIOR	99,317 sf (14.0%)

TENANT & PARKING INFORMATION

LOEHMANN'S & RETAIL STORES	141,985sf	474 spaces
FOOD AREA & RESTAURANTS	12,800sf seating & 76 empl	275 spaces
4 STORY OFFICE BUILDING	40,285sf	101 spaces
SAVINGS & LOAN	3,025sf	12 spaces
TOTAL	213,000sf	862 spaces

EXIST. GRADE ELEV. 8.1 MSL
FINISH FLOOR ELEV. ±0'-0"=8.6 MSL

moshe corlcher & assoc.
architect, designers & planners
1855 S.W. 40th Ave., Suite 402, North Bay Village
Florida 33151
phone: 861-7936

LOEHMANN'S PLAZA
SUNSET DRIVE & 117TH AV
MIAMI
FLORIDA

Sheet No. 1 of 2

Scale: 1"=50'

Date: 11/1/85

By: [Signature]

For: [Signature]

Project No. 85-01

A8 of 27

RESOLUTION NO. 4-ZAB-82-84

The following resolution was offered by Mr. Josa A. Losa seconded by Mr.

Thomas A. Conger and upon poll of members present, the vote was as follows:

Thomas A. Conger	aye	Margaret Nelson	aye
Peter Goldring	aye	Mary Jean Risi	aye
Levi A. Johnson	aye	Murray Sisselman	aye
Jose A. Losa	aye	R. Jollivette Frazier	aye
Joyce Masso	aye		

WHEREAS, GOVIN ENTERPRISES, INC. has applied for the following:

- (1) SPECIAL EXCEPTION to permit a cocktail lounge in the BU-1A zone.
- (2) NON-USE VARIANCE OF ZONING REGULATIONS limiting the sale of alcoholic beverages for consumption on premises in bars between the hours of 8:00 a.m. and 1:00 a.m. on the following day; to vary same to permit consumption on premises until 3:00 a.m. on the following day.

Plans are on file and may be examined in the Zoning Department entitled "The Safari. . . a watering spot", as prepared by Louis R. Clerico Associates, Inc., dated 12-30-83.

SUBJECT PROPERTY: Tract "A" of LOEHMANN'S PLAZA IN KENDALL, Plat book 121, Page 72, more particularly described as a 3,402 sq. ft. store unit identified as 6825 S.W. 117th Avenue.

LOCATION: 6825 S.W. 117th Avenue, Dade County, Florida.

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested Special Exception to permit a cocktail lounge in the BU-1A zone; the requested non-use variance of zoning regulations limiting the sale of alcoholic beverages for consumption on premises in bars between the hours of 8:00 a.m. and 1:00 a.m. on the following day; to vary same to permit consumption on premises until 3:00 a.m. on the following day would be in harmony with the general purpose and intent of the regulations, would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board, that the requested Special Exception to permit a cocktail lounge in the BU-1A zone and the requested non-use variance of zoning regulations limiting the sale of alcoholic beverages for consumption on premises in bars between the hours of 8:00 a.m. and 1:00 a.m. on the following day; to vary same to permit consumption on premises until 3:00 a.m. on the following day be and the same are hereby approved subject to the following conditions:

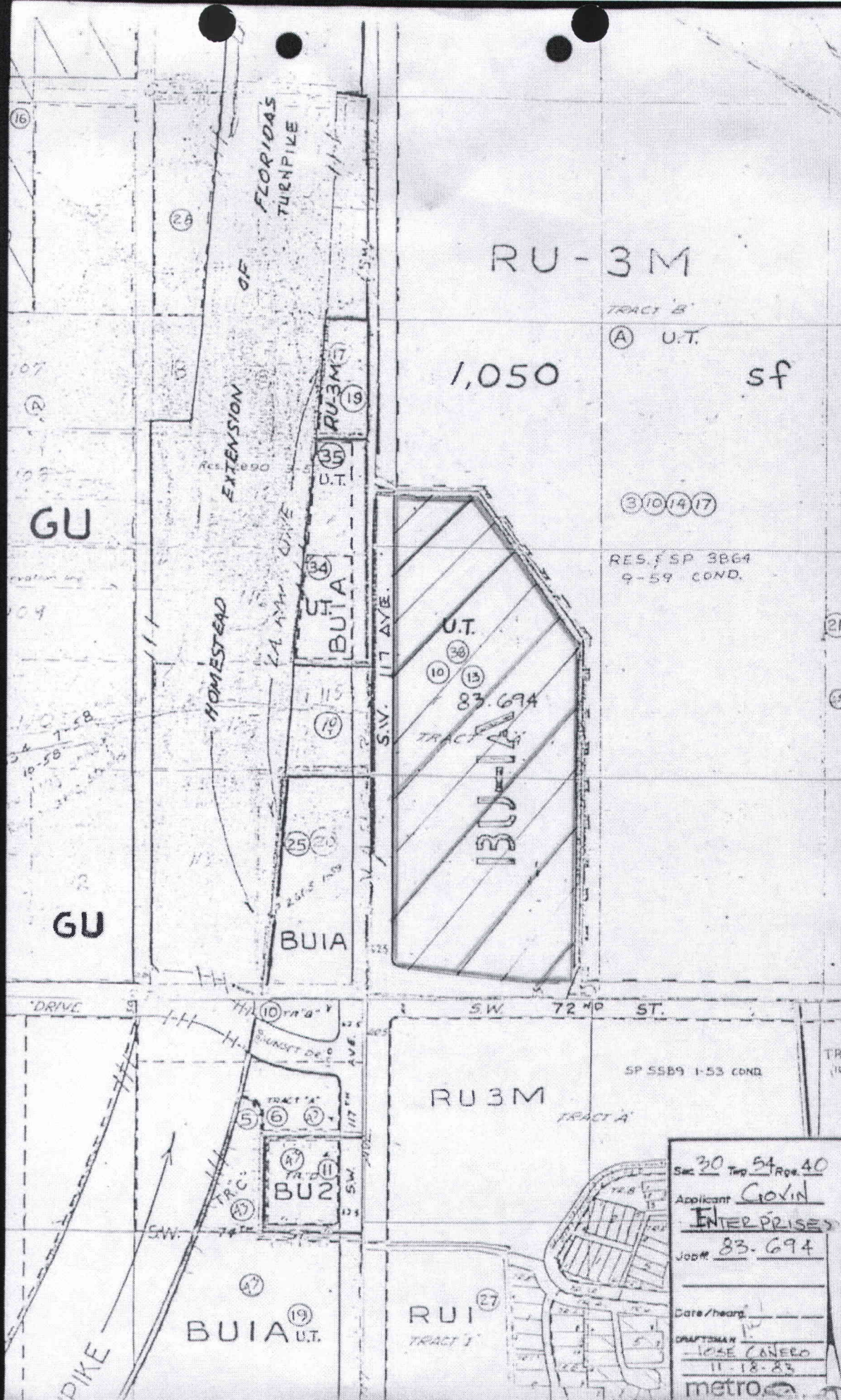
#59

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things, but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "The Safari. . . a watering spot", as prepared by Louis R. Clerico Associates, Inc., dated 12-30-83.
3. That the use be established and maintained in accordance with the approved plan.
5. That the certificate of use and occupancy be automatically renewable annually by the Dade County Building and Zoning Department upon compliance with all terms and conditions, and be subject to cancellation upon violation of any of the conditions, or when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental and/or incompatible to the surrounding neighborhood.

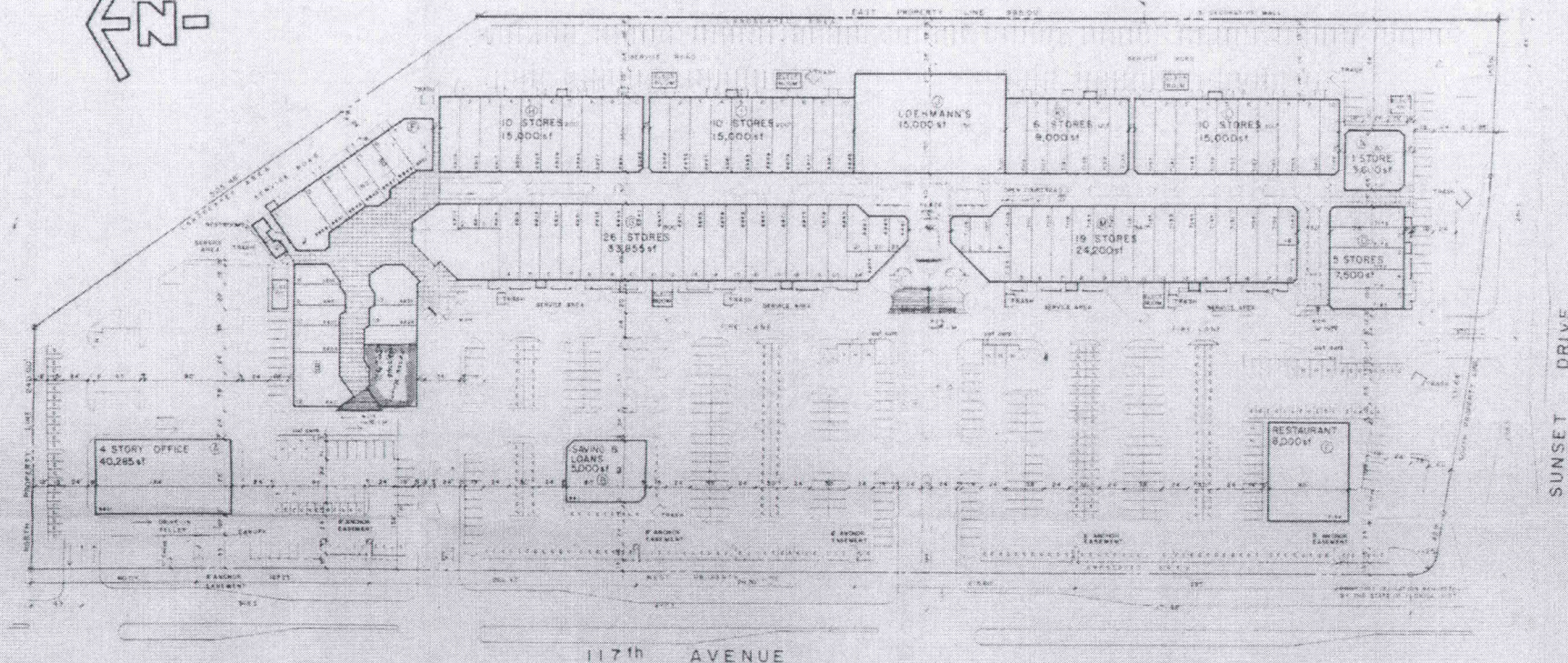
The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 22nd day of February, 1984.

Heard 2/ 22/84
Hearing No. 84-2-39
2/29/84 ns



Sec	30	Trp	54	Trp	40
Applicant	GLOVIN				
ENTERPRISES					
Job#	83.694				
Date/heard					
DRAFTSMAN	LOPE CANERO				
	11-18-83				
metro					



SALE PRICES

A PORTION OF THE SW 1/4 OF SECTION 30, TOWNSHIP 64 SOUTH, RANGE 40 EAST.

EXISTING ZONING	BU-1A
NET LAND AREA	709,156 sf (100%) + 26 ac
TOTAL BUILDING AREA (GROUND)	182,787 sf (26%)
(2nd, 3rd & 4th FL)	30,213 sf
(TOTAL)	213,000 sf (30%)

PAVED AREA	36% TOTAL	154.50
TOTAL PARKING REQUIRED	766	ADDS
TOTAL PARKING PROVIDED	830	ADDS
STANDARD SPACES	400	ADDS
COMPACT SPACES	356	108.125 (45%)
HANDICAP SPACES	20	6.25 (2.5%)
FLOOR AREA RATIO REQUIRED	0.40	
FLOOR AREA RATIO PROVIDED	0.30	
MAXIMUM BUILDING HEIGHT	45.00	
LANDSCAPE AREA REQUIRED	109,919	sf (100.5%)
MALL AREA	10,637	sf (10.6%)
GREEN EXTERIOR	99,282	sf (90.9%)
LANDSCAPE AREA PROVIDED	109,954	sf (100.5%)
MALL AREA	10,637	sf (10.6%)
GREEN EXTERIOR	99,317	sf (90.9%)

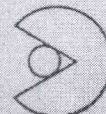
LOEHMANN'S	15,000 sf
COMMERCIAL STORES	103,555 sf
THE MARKET	21,600 sf
RESTAURANT	8,000 sf
SAVINGS & LOANS	5,000 sf
4 STORY OFFICE BUILDING	40,285 sf
TOTAL	213,000 sf

EXIST. GRADE ELEV. 81 MSL
FINISH FLOOR ELEV. $\pm 0'-0''=86$ MSL

57

ZONING PLANNING SECTION
DATE OF BLDG. & ZONING DEPT.
BY *[Signature]*

moshe cosicher & assoc.
architects, designers & planners
1666 kennedy highway, suite 402, north bay village
florida 331
phone: 561-7936



LOEHMANN'S PLAZA
SUNSET DRIVE & 117TH AV
FLORIDA

STOWN CT
146

10. 10. 10. 10.

date

Student Number:

A3 2

RESOLUTION NO. 4-ZAB-443-79

The following resolution was offered by Mrs. Thelma Damewood seconder by Mr. Jose A. Losa and upon poll of members present, the vote was as follows:

Thelma Damewood	aye	Jose A. Losa	aye
Lillian Dickmon	aye	R. Jolivet Frazier	aye
Peter Goldring	aye	Margaret C. Nelson	absent
Betty S. Page	absent	Murray Sisselman	aye
Edward G. Coll, Jr.	aye		

WHEREAS, RALPH FISCH AND BERNARD KAPPELL, TRUSTEE have applied for the following:

TO MODIFY that certain condition of Resolution Z-103-73, passed and adopted by the Board of County Commissioners on the 13th day of March, 1973 as follows:

FROM: "Be it further resolved that the approval of the district boundary change to BU-1A is conditional upon construction being commenced on or before the expiration of three (3) months from the termination of the existing building and zoning moratorium on the subject property and the availability of water and sewer allocation for the property, whichever time shall be the latter."

TO: "Be it further resolved that the approval of the district boundary change to BU-1A is conditional upon construction being commenced on or before October 1, 1980 and the availability of water and sewer allocation for the property, whichever time shall be the latter".

Purpose of the request is to permit applicant sufficient time to comply with the requirements outlined in hold sheet #1, dated August 8, 1979, as part of site plan review.

SUBJECT PROPERTY: That portion of the W. 1/2 of Section 30, Township 54 South, Range 40 East, lying South of Snapper Creek Canal, as follows: Commencing at the SW/c of the above described property and running thence N/ly 1425' to a point, thence running E/ly at an angle of 90 degrees 240' to a point, thence SE/ly at an angle of 125 degrees 520' to a point, thence S/ly at an angle of 145 degrees 1,000' to a point, thence W/ly at an angle of 90 degrees 545' to the point or place of beginning.

LOCATION: The northeast corner of S.W. 72 Street (Sunset Drive) and S.W. 117 Avenue (Snapper Creek Canal Road), Dade County, Florida.

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested Modification would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested Modification be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things, but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping.

30

2. That the applicant submit to the Building and Zoning and Planning Departments for their review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy.
3. That the use be established and maintained in accordance with the approved plan.
4. That the dedication of rights-of-way shall be made in accordance with Sec. 33-133 of the Code of Metropolitan Dade County unless the Director of Public Works deems such are not necessary or requires a lesser amount. Improvements shall be made of such rights-of-way in order to comply with and in accordance with the requirements of the manual of Public Works construction, as may be deemed lacking, desirable and necessary to the Public Works Director.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department, and to issue all permits in accordance with the terms and conditions of this Resolution.

PASSED AND ADOPTED this 14th day of November, 1979.

Heard 11/14/79
Hearing No. 79-11-31
11/15/79
mh

RU-3M

TRACT B

(A) U.T.

1,050

Sf

GU

NEW #90 3-51

EXTENSION

CA 1/4 W. 1/4

RU-3M

117TH AVE.

S.W.

BU-1A

79-676

RU-5A

RU-3M

RES. & SP 3864
9-59 COND.

(3)(10)(14)(17)

(21)

GU

BU-1A

RU-3M

S.W.

72ND ST.

RU-TH

BU-2

BU-1A

RU-1

30-54.40
FISCH &
KAPPELL
79-676

79-11-31

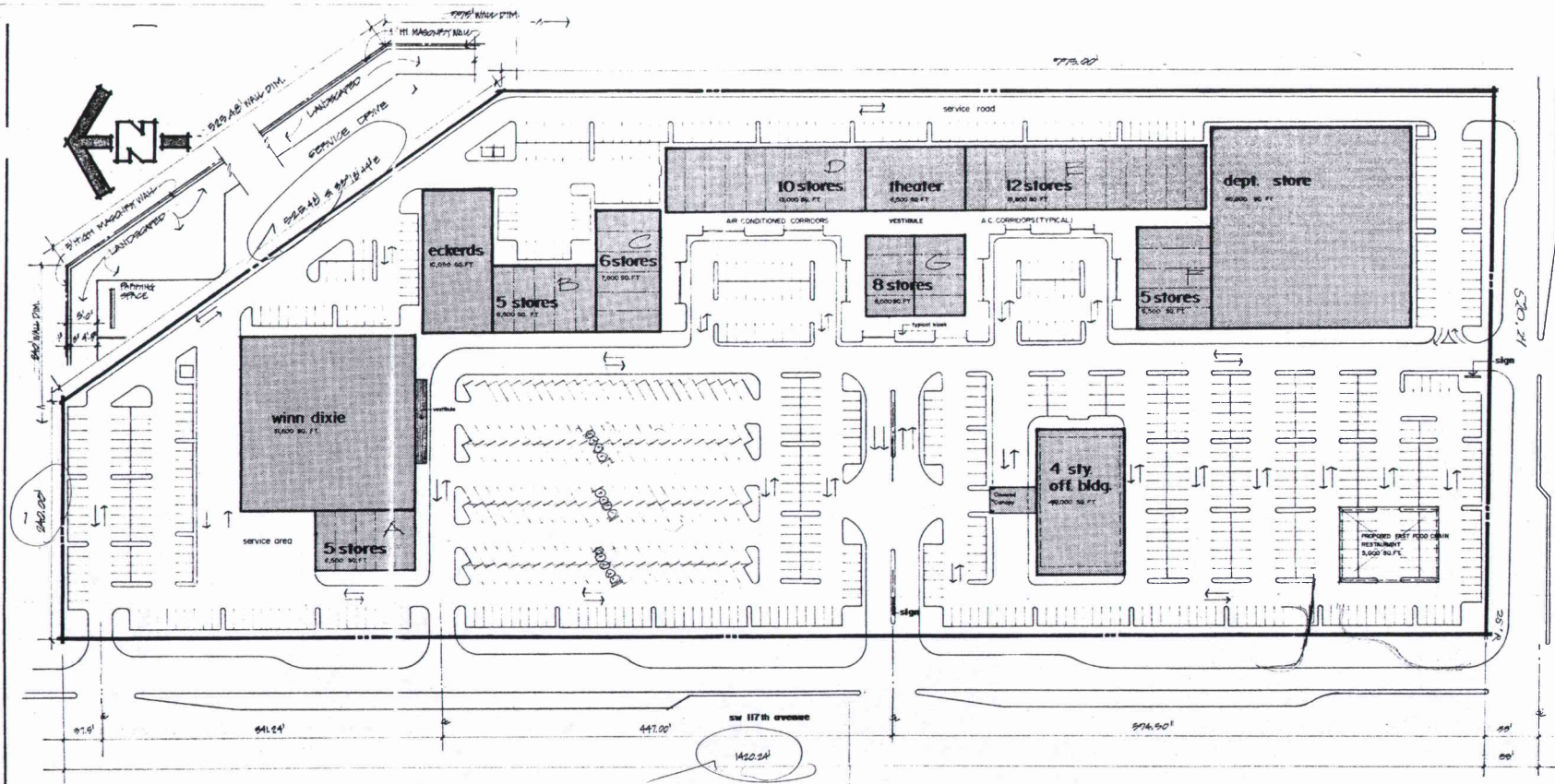
N PATRICK

ROAD #921

(13)

Reg 10-43

7-58
10-58



site plan 1"=50'

ZONING INFORMATION:

PRESENT ZONING	LAND AREA	NET EXISTING IMPROVED	NET DEVELOPMENT PROVIDED	FAIR ALLOWED	FAIR PROVIDED	BUILDING HEIGHT	LANDSCAPING REQUIRED	LANDSCAPING PROVIDED	PARKING DATA
	16,284	40%	54.7	.4	29	35 FEET LESS	5 OFFICIAL 44 1/4' OR LESS	16 1/4	17%
	109,150.8 SF	283,682.72 SF	174,480 SF	283,682.72 SF	200,720 SF	7,700 SFT OFFICE BLDG	AS FOLLOWS		
	150,710 SFT X 300	502.6	44,000 SFT X 300	146.6	112.5	70	131.7 USE 138' MAX. HANDICAPPED	715 PARKING SPACES	
	420' X 420' X 4	112.5	420' X 420' X 4	112.5	70	131.7 USE 138' MAX. HANDICAPPED	715 PARKING SPACES		
	300 SFT X 50	112.5	420' X 420' X 4	112.5	70	131.7 USE 138' MAX. HANDICAPPED	715 PARKING SPACES		
	300 SFT X 50	112.5	420' X 420' X 4	112.5	70	131.7 USE 138' MAX. HANDICAPPED	715 PARKING SPACES		

GENERAL DATA:

TEENANT DESIRED SPACE:

WINN DIXIE (PREP STORE)

LOCAL A

B

C

D

E

F

G

H

I

J

K

L

M

N

O

P

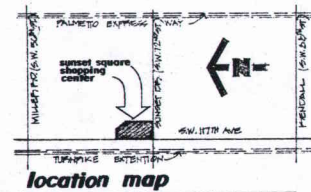
Q

R

S

T

31,600
6,500
6,500
7,000
13,000
13,000
6,500
8,000
10,080
6,900
40,000
44,000
5,000
5,000
206,280 SFT
27,000 60% 27%



location map

NOTES FOR THE PURPOSE OF THIS SUBMISSION THE PARTIES IN WHICH THE OFFICE SPACE IS TO BE LOCATED SHALL COMPLY WITH THE LANDSCAPING AREA AS REQUIRED IN CHAPTER 25.01 OF THE ZONING

carlcher-condeloro-alvarez-yaque
associated designer, interior, planner
moshe corsher architect-planner
2555 collins avenue miami beach, florida 33140 305-673-0321

Sunset Square

These drawings and specifications are to be used as a guide only. The architect is not responsible for any errors or omissions in the drawings or specifications. The architect is not responsible for any errors or omissions in the drawings or specifications.

Drawn by:
A.E.
Revision:
Job number:
79-007
Date: MAY 29, 1980
Sheet number:
1 of

RESOLUTION NO. Z-85-84

The following resolution was offered by Commissioner Barbara M. Carey, seconded by Commissioner Beverly B. Phillips, and upon poll of members present the vote was as follows:

Barbara M. Carey	aye	Barry D. Schreiber	absent
Clara Oesterle	aye	Ruth Shack	aye
Beverly B. Phillips	aye	Jorge (George) Valdes	aye
James F. Redford, Jr.	aye	Stephen P. Clark	aye
Harvey Ruvin	aye		

WHEREAS, BRANDON KENDALL INVESTMENTS, LTD., had applied for the following:

- (1) A district boundary change from BU-1A (Limited Business) to BU-2 (Special Business).

OR IN THE ALTERNATIVE:

- (2) USE VARIANCE to permit a nightclub in the BU-1A zone as would be permitted in the BU-2 zone.

AND WITH EITHER REQUEST:

- (3) SPECIAL EXCEPTION to permit a nightclub in the BU-2 zone.
- (4) SPECIAL EXCEPTION to permit the aforementioned proposed nightclub to be spaced less than the required 1,500' from an existing place of business having alcoholic use and to be spaced less than the required 2,500' from existing schools.
- (5) UNUSUAL USE to permit outdoor seating.
- (6) NON-USE VARIANCE OF ZONING REGULATIONS to permit a dance floor of approximately 142 square feet (308 square feet required).

A liquor survey is on file and may be examined in the Zoning Department as prepared by Fortin, Leavy, Skiles, Inc., dated Sept. 6, 1983. A site plan is also on file entitled "Loehmann's Plaza", as prepared by Moshe Cosicher and Assoc., dated last revised 12/27/83. Floor plans and elevations are also on file entitled "Houlihan's Old Place", as prepared by Chiodini, Architects and Planners, dated 11-14-83.

SUBJECT PROPERTY: A portion of Tract A, LOEHMANN'S PLAZA IN KENDALL, as recorded in Plat book 121, Page 72, being more particularly described as follows:

Commence at the Northwest corner of said Tract "A" and run S2°50'1"E along the W/ly boundary of said Tract "A" for 1,250' to the Point of beginning of the following described parcel of land; thence continue S2°50'1"E along the last described course for 97.98' to a Point of curvature; thence SE/ly along a circular curve to the left, having a radius of 25' and a central angle of 79°9'50", for an arc distance of 34.54' to a Point of tangency; thence S81°59'51"E for 42.91' to a Point of curvature; thence SE/ly along a circular curve to the left, having a radius of 2,828.54' and a central angle of 1°46'46", for an arc distance of 87.85'; (said last mentioned three courses being coincident with the boundary of said Tract "A") thence N2°50'1"W along a line parallel with the W/ly boundary of said Tract "A" for 126.78'; thence S87°9'59"W at right angles to the last and next described courses for 27'; thence N2°50'1"W for 19'; thence S87°9'59"W at right angles to the last described course for 121.97' to the Point of beginning.

LOCATION: 7199 S.W. 117 Avenue, Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners, Dade County, Florida, was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and upon due and proper consideration having been given to the matter, it is the opinion of this Board

NO SITE OR AIR
PLAN

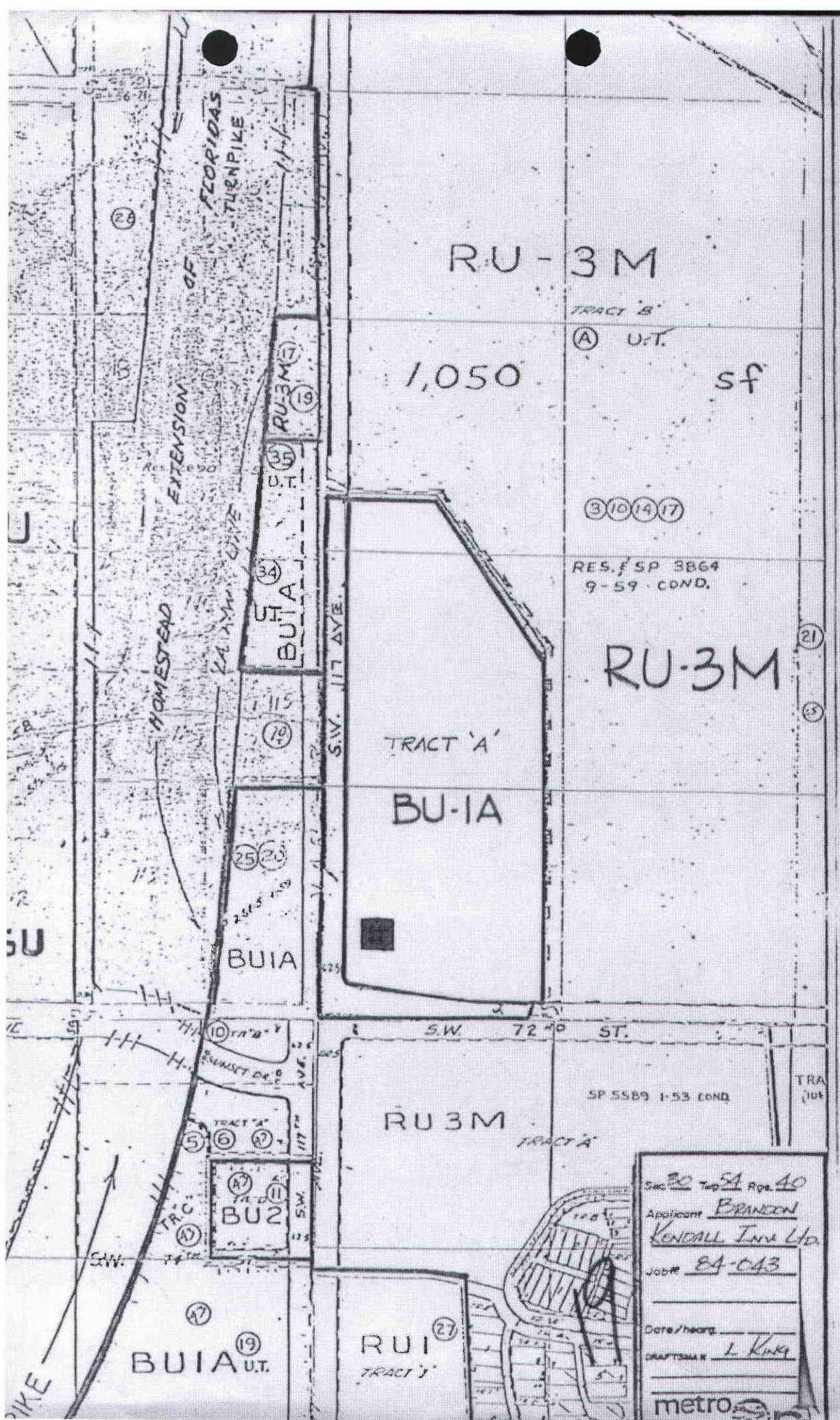
#58

that the requested district boundary change to BU-2 would be incompatible with the neighborhood and area concerned and would be in conflict with the principles and intent of the plan for the development of Dade County, Florida, and should be denied without prejudice, but that the alternate requested use variance, and the requested special exceptions, unusual use and non-use variance of Zoning Regulations would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and should be approved, subject to conditions;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary change to BU-2 be and the same is hereby denied without prejudice;

BE IT FURTHER RESOLVED that the alternate requested use variance, and the requested special exceptions, unusual use and non-use variance be and the same are hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things, but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with the site plan entitled "Loehmann's Plaza", as prepared by Moshe Cosicher and Assoc., dated last revised 12/27/83, and the floor plans and elevations entitled "Houlihan's Old Place", as prepared by Chiodini, Architects and Planners, dated 11-14-83.
3. That the applicant submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use and Occupancy.
4. That the use be established and maintained in accordance with the approved plan.
5. That the Certificate of Use and Occupancy be automatically renewable annually by the Dade County Building and Zoning Department upon compliance with all terms and conditions, and be subject to cancellation upon violation of any of the conditions, or when in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.
6. That the nightclub be operated solely as an accessory use to the restaurant, and, if the restaurant use is terminated, the nightclub use shall expire.



TRACT B

(A) U.T.

1,050

sf

(3)(10)(14)(17)

RES. f SP 3864
9-59-COND.

RU-3M

TRACT 'A'

BU-1A

RU3M

TRACT A

SP 5589 1-53 COND

Sec 30 Twp 54 Rge 40
Applicant BRANDON
KENDALL INV LTD.
Job # 84-043

Date/hearing _____
DRAFTSMAN L. KING

metro

RESOLUTION NO. Z-103-73

The following resolution was offered by Commissioner Edward C. Fogg III, seconded by Commissioner Mike Calhoun, and upon poll of members present, the vote was as follows:

Harry P. Cain	aye	Beverly B. Phillips	aye
Mike Calhoun	aye	Harvey Ruvin	aye
Edward C. Fogg III	aye	Edward T. Stephenson	aye
Mrs. Stanley (Joyce) Goldberg	aye	John B. Orr, Jr.	aye
Edward T. Graham	absent		

WHEREAS, Ralph Fisch & Bernard Kappel have applied for the following:

TO MODIFY a portion of Resolution Z-53-73, passed and adopted by the Board of County Commissioners, on the 22nd day of February, 1972.

FROM: "Be it further resolved that the approval of the district boundary changes and special exceptions and variances are conditional upon construction being commenced on, or before February 22, 1973, one year from the date of the date of this resolution."

TO: "Be it further resolved that the approval of the district boundary changes and special exceptions and variances are conditional upon construction being commenced on, or before February 22, 1975, three years from the date of this resolution."

SUBJECT PROPERTY: That portion of the W. $\frac{1}{2}$ of Section 30, Township 54 South, Range 40 East, lying South of Snapper Creek Canal, less the E/ly 1200' thereof, lying and being in Dade County, Fla. Commencing at the SW/c of the above described property and running thence N/ly 1425' to a point, thence running E/ly at an angle of 90 degrees 240' to a point, thence SE/ly at an angle of 125 degrees 520' to a point, thence S/ly at an angle of 145 degrees 1,000' to a point, thence W/ly at an angle of 90 degrees 545' to the point or place of beginning.

LOCATION: NE corner of SW 117 Ave. (Snapper Creek Canal Rd.) and SW 72 St. (Sunset Drive), Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held as required by law and all interested parties concerned in the matter were heard, and upon due and proper consideration having been given to the matter, it was the opinion of the Zoning Appeals Board that the requested modification would be incompatible with the area and its development and would not conform with the requirements and intent of the Zoning Procedure Ordinance, and thereupon denied without prejudice the same, and

WHEREAS, Ralph Fisch and Bernard Kappel have appealed the decision of the Zoning Appeals Board denying the requested modification and after a 15-day notice of the time and place of the meeting of this Board was published as required by the Zoning Procedure Ordinance, and having given an opportunity for interested parties to be heard, and upon consideration of records and decision of the Zoning Appeals Board and all matters presented at the meeting,

#13

it is the opinion of this Board that the grounds and reasons specified for the reversal of the ruling made by the Zoning Appeals Board were sufficient to merit a reversal of the decision, with certain amendments.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the decision of the Metropolitan Dade County Zoning Appeals Board be and the same is hereby overruled and the requested modification of said Resolution 2-53-72, with certain amendments, be and the same is hereby approved to read as follows:

"Be it further resolved that the approval of the district boundary change to BU-1A is conditional upon construction being commenced on or before the expiration of three (3) months from the termination of the existing building and zoning moratorium on the subject property and the availability of water and sewer allocation for the property, which over time shall be the later."

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this Resolution.

PASSED AND ADOPTED this 13th day of March, 1973.

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

RICHARD P. BRINKER, CLERK

EDWARD D. PHELAN

BY: _____
Deputy Clerk

Heard 2/7/73
No. 73-2-41A
3/19/73
GMM

RESOLUTION NO. 4-ZAB-96-73

The following resolution was offered by Mr. Wilfredo Borroto, seconded by Mr. Edward G. Coll, Jr., and upon poll of members present, the vote was as follows:

Wilfredo Borroto	aye	Aspee Irani	nay
Frank P. Catania	nay	Betty S. Page	absent
Edward G. Coll, Jr.	aye	Carlos Salman	aye
Thelma Damewood	nay	Jerome C. Berlin	aye
Irene Faugno	absent		

WHEREAS, Ralph Fisch & Bernard Kappel have applied for the following:

TO MODIFY a portion of Resolution Z-53-72, passed and adopted by the Board of County Commissioners, on the 22nd day of February, 1972.

FROM: "Be it further resolved that the approval of the district boundary changes and special exceptions and variances are conditional upon construction being commenced on, or before February 22, 1973, one year from the date of the date of this resolution."

TO: "Be it further resolved that the approval of the district boundary changes and special exceptions and variances are conditional upon construction being commenced on, or before February 22, 1975, three years from the date of this resolution."

SUBJECT PROPERTY: That portion of the W. $\frac{1}{4}$ of Section 30, Township 54 South, Range 40 East, lying South of Snapper Creek Canal, less the E/ly 1200' thereof, lying and being in Dade County, Fla. Commencing at the SW/c of the above described property and running thence N/ly 1425' to a point, thence running E/ly at an angle of 90 degrees 240' to a point, thence SE/ly at an angle of 125 degrees 520' to a point, thence S/ly at an angle of 145 degrees 1,000' to a point, thence W/ly at an angle of 90 degrees 545' to the point or place of beginning.

LOCATION: NE corner of SW 117 Ave. (Snapper Creek Canal Rd.) and SW 72 St. (Sunset Drive), Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested modification would be incompatible with the area and its development and would not conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested modification be and the same is hereby denied without prejudice.

The Zoning Director is hereby directed to make the necessary

Heard 2/7/73
No. 73-2-41 annotations upon the maps and records of the Dade County Building and
2/9/73 ur
Zoning Department.

PASSED AND ADOPTED this 7th day of February, 1973.

4 Feb-96-73

February 7, 1973

Woodlawn Park
Cemetery Co.

Hrg. 73-2-49

(Taken out of sequence)

Chairman Berlin: The Chair is ready for a motion.

Mr. Coll: Mr. Chairman, I move that the application be deferred for 30 days.

Mrs. Damewood: Second the motion.

Chairman Berlin: Motion by Mr. Coll, seconded by Mrs. Damewood for a 30-day deferral. All opposed? Motion carries, 7-0.

e Next application. (With Mrs. Page & Mrs. Faugno being excused)

Mr. Richmond: Mr. Chairman, that will be March 7, 1:00 p.m., for rehearing, and we will send out notices.

Morton R. Fellman Hrg. 73-2-56

(Dismissed from Agenda)

Mr. Salman: I make a motion that the application be withdrawn and dismissed and refiled in 30 days.

Chairman Berlin: That's just dismissed. Motion by Mr. Salman, seconded by Mr. Borroto for dismissal of the application. All opposed? Motion carries, 7-0. (With Mrs. Faugno and Mrs. Page being excused). First application, please.

Ralph Fisch &
Bernard Kappel,
Trustee

Hrg. 73-2-41

(Deferred)

Mr. Coll: Mr. Chairman, I move the application be deferred for 30 days, so that both Planning and Zoning can look at the revised site plan and make new recommendations.

Mr. Borroto: One condition -- I will second that motion on one condition. I think the two hearings, the next hearing is the same case or is it a different situation?

Chairman Berlin: We don't know yet. Motion by Mr. Coll, seconded by Mr. Borroto for a 30-day deferral. All opposed? Motion carries, 7-0 (with Mrs. Faugno and Mrs. Page being excused).

Mr. Richmond: Mr. Chairman, that will be March 7th, 1:00 p.m., as a rehearing. Mr. Rosenberg, could you submit about 6 copies of your revised plan?

Ralph Fisch &
Bernard Kappel

Hrg. 73-2-41A

Resolution 4-ZAB-96-73

Chairman Berlin: The Chair is ready for a motion.

Mr. Borroto: I move that we deny this application. I know it is mainly not so much a matter of a denial; it is a matter of allowing the Commissioners to make that decision. We were against this application when it came before us and they granted it. Let them make their decision.

Mr. Coll: Second.

Chairman Berlin: Motion by Mr. Borroto, seconded by Mr. Coll for denial -- is that with or without prejudice?

Mr. Borroto: Without prejudice.

Chairman Berlin: Call the roll, please.

Whereupon the motion was put to a vote; the vote being 4-3; voting for the motion: Messrs. Borroto, Coll, Salman, & Berlin voting against the motion: Mr. Catania, Mr. Irani, & Mrs. Damewood; with Mrs. Faugno & Mrs. Page being excused.

Chairman Berlin: Motion for denial carries 4-3. Next application, please.

STATE OF FLORIDA }
COUNTY OF DADE } SS:

I, R. F. COOK, Director of the Metropolitan Dade County Building and Zoning Department, and Ex-Officio Secretary of the Metropolitan Dade County Zoning Appeals Board, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 4-ZAB-96-73, adopted by said Zoning Appeals Board at its meeting held on February 7, 1973.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 9th day of February, A.D., 19 73.

R. F. COOK, Ex-Officio Secretary
Metropolitan Dade County Zoning
Appeals Board

By R F Cook L.S.

SEAL

2-72
72-717

RU-3³M

(10)

BU-1A

2-73
73-40

GU

BU-1A

GU

① TRACT "A"
TR. D.
12.71
BU-2

AU

OF 5589 11

↑ 30
54
40

FISH 7

49

25

73-2-41A

SW 47th AVE

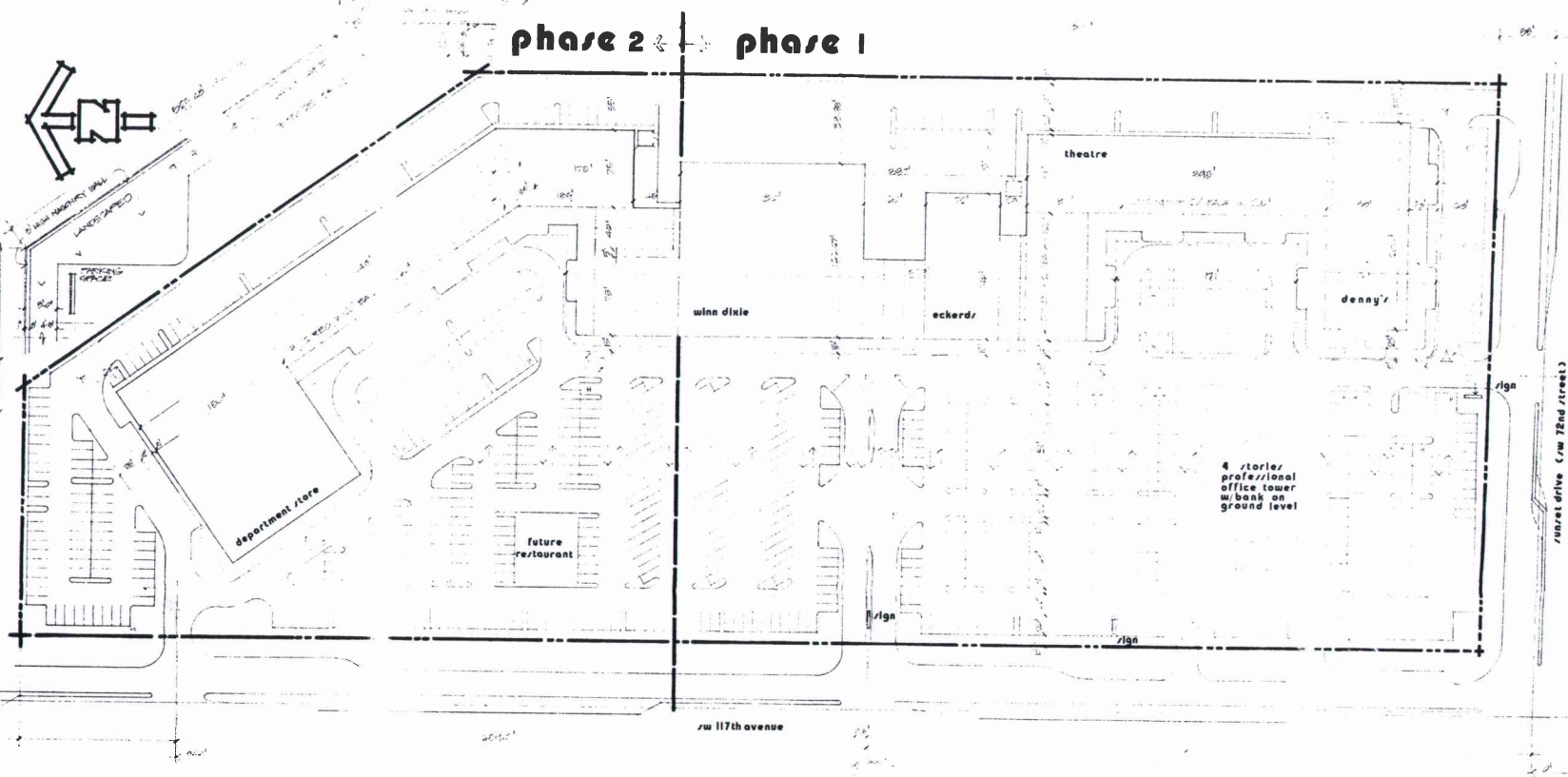
SW 110th AVE

SW 117th AVE

SW 7th ST

SW 72nd ST

← 350 →



site plan 1" = 50'

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS:

That Ralph Fisch and Charlene Fisch, his wife, Bernard Kappell and his wife, have caused to be made the attached plat of "SUNSET SHOPPING CENTER", being a subdivision of a portion of the S.W. 1/4 of Section 30, Township 30, Range 40 East, being more particularly described as follows:

Begin at the S.W. corner of said Section 30 and run N 2 50'00" W along the West line of the S.W. 1/4 of said Section 30, for 1473.00 feet; thence N 87° 42'49" E along a line North and parallel with the South line of the said S.W. 1/4 of Section 30, for 302.50 feet; thence S 38° 18'44" E for 525.48 feet; thence S 2° 50'00" E also a line East and parallel with the West line of the said S.W. 1/4 of Section 30, for 1550.00 feet; thence S 87° 42'49" W along the South line of the S.W. 1/4 of said Section 30, for 607.50 feet to the Point of Beginning, less the South 50.00 feet and the West 62.50 feet thereof, lying and being in Dade County, Florida.

NO.	DESCRIPTION	AMOUNT
1	Area of 10.00 Acres	10.00
2	Area of 10.00 Acres	10.00
3	Area of 10.00 Acres	10.00
4	Area of 10.00 Acres	10.00
5	Area of 10.00 Acres	10.00
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97	Area of 10.00 Acres	10.00
98	Area of 10.00 Acres	10.00
99	Area of 10.00 Acres	10.00
100	Area of 10.00 Acres	10.00



co/cher-candeloro-alvarez-yaque
 architect- planner
 or/related designer, interior, planner
 mo/he co/cher architect-planner
 2525 collins avenue miami beach, florida, 33140, 305-673 0521

These drawings and specifications are the property of the architect and are not to be used in any manner without the consent of the architect. The user thereof becomes indebted to the architect for full consideration.

Drawn by
 Revision

81107
 Aug. 1, 79
 sheet number

RESOLUTION NO. 4-ZAB-29-72

The following resolution was offered by Mr. Carson Bennett Wright, seconded by Mrs. Betty S. Page, and upon poll of members present, the vote was as follows:

Wilfredo Borroto	abstain	Carlos Salman	aye
Irene Faugno	aye	Robert W. Shaughnessy	absent
Steven J. Green	absent	Roger Shaw	absent
Betty S. Page	aye	Carson Bennett Wright	aye
		Jerome C. Berlin	aye

WHEREAS, Joseph Mallah et al have applied for the following:

DISTRICT BOUNDARY CHANGE from RU-1 (Single Family Residential) to BU-1A (Limited Business), ON Parcel One (P-1), AND

DISTRICT BOUNDARY CHANGE from AU (Agricultural) and RU-1 to RU-3M (Minimum Apartment House), AND

SPECIAL EXCEPTION to permit a Multiple Family Apartment Development, AND

SPECIAL EXCEPTION to Zoning Regulations requiring all uses to front on Public Streets and Roads, to waive same to permit private interior drives to service the aforementioned apartment development, AND

VARIANCE of height requirements as applied to buildings in the RU-3M zone, to permit the aforementioned development with 4 stories and 50' in height (2 stories and 35' height permitted), AND

VARIANCE of Zoning Regulations prohibiting off-street parking within 25' of an official r/o/w, to waive same to permit 96 of the required 1562 parking spaces within 10' (25' required) of an official r/o/w on SW 117 Ave. (Snapper Creek Canal Road), ON Parcel Two (P-2).

All according to plans submitted with the application and on file in the Zoning Department, entitled "West Sunset Shopping Center and Apartments", as prepared by Sacco and Whitton, Architects and Associates, and dated November 4, 1971.

SUBJECT PROPERTY:

PARCEL ONE (P-1) to be zoned BU-1A

That portion of the W $\frac{1}{2}$ of Sec. 30, Twp. 54 S, Rge. 40 E lying S of Snapper Creek Canal, less the Easterly 1200' thereof, lying and being in Dade County, Florida.

Begin at the SW corner of the above described property and running thence Northerly 1425' to a point, thence running Easterly at an angle of 90 degrees 240 feet to a point, thence Southeasterly at an angle of 145 degrees 520 feet to a point, thence Southerly at an angle of 145 degrees 1,000 feet to a point, thence Westerly at an angle of 90 degrees 545 feet to the point or place of beginning, AND

PARCEL TWO (P-2) to be zoned RU-3M

That portion of the W $\frac{1}{2}$ of Sec. 30, Twp. 54 S, Rge. 40 E, lying South of Snapper Creek Canal, less the Easterly 1200' thereof lying and being in Dade County, Florida.

Begin at a point 1425' North of the SW corner of the above described property, running Easterly at an angle of

10

90 degrees 240 feet to a point, thence Southeasterly at an angle of 145 degrees 520 feet to a point, thence Southerly 1,000 feet to a point, thence Easterly at an angle of 90 degrees 895.70 feet to a point, thence Northerly at an angle of 90 degrees 2476.6' to a point on Southwest r/o/w line of Snapper Creek Canal, thence Northwesterly along the Southwest r/o/w line of Snapper Creek Canal 1721.52' to a point on the W line of said Sec. 30, thence Southerly 1975.34' to the point or place of beginning.

LOCATION: From the SW 114th Ave. to SW 117th Ave. (Snapper Creek Canal Road) between SW 72nd St. (Sunset Drive) and Snapper Creek Canal, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and at which time the applicant was allowed to withdraw without prejudice his request for a variance of Zoning Regulations prohibiting off-street parking within 25' of an official right-of-way, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change from RU-1 to BU-1A would be incompatible with the neighborhood and area concerned and would be in conflict with the principles and intent of the plan for the development of Dade County, Florida; but, that the requested district boundary change from AU and RU-1 to RU-3M would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida; and, that the requested special exceptions and variance of height requirements would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulation and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested district boundary change from RU-1 to BU-1A be and the same is hereby recommended for denial without prejudice by the Board of County Commissioners of Dade County, Florida;

BE IT FURTHER RESOLVED that the requested district boundary change from AU and RU-1 to RU-3M be and the same is hereby recommended for approval by the Board of County Commissioners of Dade County, Florida;

BE IT FURTHER RESOLVED that the requested special exceptions and variance of height requirements be and the same are hereby approved, subject to the following conditions:

1. That the requested special exceptions and variance of height requirements become effective upon the approval of the district boundary change to RU-3M by the Board of County Commissioners.
2. That the dedication of rights-of-way shall be made in accordance with Sec. 33-133 of the Code of Metropolitan Dade County unless the Director of Public Works deems such are not necessary or requires a lesser amount. Improvements shall be made of such rights-of-way, in order to comply with and in accordance with the requirements of the manual of Public Works construction, as may be deemed lacking, desirable and necessary by the Public Works Director.
3. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things, but be not limited thereto, type, height and location of structures, density of occupancy for proposed apartments, off-street parking areas, type and location of signs, landscaping, drainage, ingress and egress drives, etc.
4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing as prepared by Sacco and Whitton, Architects and Associates, entitled "West Sunset Drive Shopping Center and Apartments", and dated November 4, 1971.
5. That the development shall be established and maintained in accordance with the approved plan.
6. That an instrument suitable for recording and meeting with the approval of the Director of Building and Zoning Department be submitted, to the effect that the property would be developed substantially in accordance with the plans submitted for the hearing unless at some future date either the zoning or plan of development were modified by public hearing; that said agreement shall be binding on the property owners and all other parties of interest and their successors in title.
7. That a recordable agreement be submitted to and meet with the approval of the Zoning Director providing for permanent and safe access for pedestrian and vehicular traffic within the development and particularly for right of access for fire, police, health and sanitation and other public service personnel and vehicles. The agreement, which shall be a covenant running with the land, shall also include a stipulation that the streets, or accessways, shall be installed and maintained by the applicant, including but not limited to sidewalks, drainage facilities, water sewers and fire hydrants, meeting with the approval of the Directors of the Public Works and Building and Zoning Departments. Such agreement shall be executed by all parties having an interest in the land and its improvements.

Joseph Mallah, et al
Page 4.

30-54-40
Item No. 71-621

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department, and to issue all permits in accordance with the terms and conditions of this Resolution.

PASSED AND ADOPTED this 12th day of January, 1972.

Heard 1/12/72
No. 71-12-36 (Re-hearing)
1/17/72
rpv

RESOLUTION NO. 2-53-72

The following resolution was offered by Commissioner

Earl J. Carroll, seconded by Commissioner

Edward T. Stephenson, and upon poll of members present, the vote was as follows:

Earl J. Carroll	aye	Harvey I. Reisman-absent	
S. A. Dabney	aye	Ben Shepard	Aye
Mrs. Stanley (Joyce) Goldberg-absent		Edward T. Stephenson	Aye
Alexander S. Gordon	absent	Stephen P. Clark	Aye
R. Hardy Matheson	absent		

WHEREAS, Joseph Mallah, et al, had applied for the following:

A district boundary change from RU-1 (One Family Residential) to BU-1A (Limited Business) on Parcel One (P-1);

A district boundary change from AU (Agricultural) and RU-1 (One Family Residential) to RU-3M (Minimum Apartment House);

SPECIAL EXCEPTION to permit a multiple family apartment development;

SPECIAL EXCEPTION to Zoning Regulations requiring all uses to front on public streets and roads, to waive same to permit private interior drives to service the aforementioned apartment development;

VARIANCE of height requirements as applied to buildings in the RU-3M zone to permit the aforementioned apartment development with 4 stories and 50' in height (2 stories and 35' height permitted);

VARIANCE of Zoning Regulations prohibiting offstreet parking within 25' of an official r/w to waive same to permit 96 of the required 1562 parking spaces within 10' (25' required) of an official r/w on SW 117th Avenue (Snapper Creek Canal Road); on Parcel Two (P-2);

All according to plans submitted with the application and on file in the Zoning Department entitled, "West Sunset Drive Shopping Center and Apartments" as prepared by Sacco and Whitton, Architects and Associates, and dated November 4, 1971;

SUBJECT PROPERTY: Parcel One (P-1) to be zoned BU-1A; That portion of the NW 1/4 of Section 30, Twp. 54 South, Range 40 East, lying South of Snapper Creek Canal less the Easterly 1200' thereof, lying and being in Dade County, Florida;

Begin at the SW corner of the above-described property and running thence Northerly 1425' to a point; thence running Easterly at an angle of 90 degrees 240 feet to a point; thence Southeasterly at an angle of 145 degrees 520 feet to a point; thence Southerly at an angle of 145 degrees 1,000 feet to a point; thence Westerly at an angle of 90 degrees 545 feet to the point or place of beginning;

Parcel Two (P-2) to be zoned RU-3M; That portion of the NW 1/4 of Section 30, Twp. 54 South, Range 40 East, lying South of Snapper Creek Canal, less the Easterly 1200' thereof, lying and being in Dade County, Florida;

Begin at a point 1425' North of the SW corner of the above-described property running easterly at an angle of 90 degrees 240 feet to a point; thence Southeasterly at an angle of 145 degrees 520 feet to a point; thence Southerly 1,000 feet to a point; thence Easterly at an angle of 90 degrees 895.70 feet to a point; thence Northerly at an angle of 90 degrees 2476.6' to a point on Southwest r/w line of Snapper Creek Canal; thence Northwesterly along the southwest r/w line of Snapper Creek Canal 1721.52' to a point on the West line of said Section 30; thence Southerly 1975.34' to the point or place of beginning;

LOCATION: From theo. SW 114th Avenue to SW 117th Avenue (Snapper Creek Canal Road), between SW 72nd Street (Sunset Drive) and Snapper Creek Canal, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held as required by law, and all interested parties concerned in the matter were heard, and the Zoning Appeals Board was of the opinion (after applicant was allowed to withdraw without prejudice request for variance of Zoning Regulations prohibiting offstreet parking within 25' of an official right-of-way) that the requested district boundary change from RU-1 to RU-1A would be incompatible with the neighborhood and area concerned and would be in conflict with the principles and intent of the plan for the development of Dade County, Florida, and recommended denial without prejudice, but felt that a district boundary change from AU and RU-1 to RU-3M would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida, and recommended approval, and further felt that the requested special exceptions and variance of height requirements would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and approved the requests, subject to conditions, and

WHEREAS, a 15-day notice of the time and place of the meeting of this Board was published as required by the Zoning Procedure Ordinance, and pursuant to Section 33-315 of the Metropolitan Code of Dade County, Florida, this Board took jurisdiction of the entire application, and after having given an opportunity for interested parties to be heard, and after reviewing the entire matter, and upon due and proper consideration having been given to the matter, it appears to this Board that the requested district boundary and variance of height requirements changes and special exceptions, under certain conditions, would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida, and should be approved with the conditions as specified by the Zoning Appeals Board, plus added conditions;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Brevard County, Florida, that the requested special exceptions and variance of height requirements be and the same are hereby approved, subject to the following conditions:

1. That the dedication of rights-of-way shall be made in accordance with Section 33-133 of the Code of Metropolitan Brevard County, unless the Director of Public Works deems such are not necessary or requires a lesser amount. Improvements shall be made of such rights-of-way in order to comply with and in accordance with the requirements of the manual of Public Works construction as may be deemed lacking, desirable and necessary by the Public Works Director.
2. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but be not limited thereto, type, height and location of structures, density of occupancy for proposed apartments, off-street parking areas, type and location of signs, landscaping, drainage, ingress and egress drives, etc.
3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing as prepared by Saeco and Whitten, Architects and Associates, entitled, "West Sunset Drive Shopping Center and Apartments", and dated November 4th, 1971.
4. That the development shall be established and maintained in accordance with the approved plan.
5. That an instrument suitable for recording and meeting with the approval of the Director of Building and Zoning Department be submitted to the effect that the property would be developed substantially in accordance with the plans submitted for the hearing unless at some future date either the zoning or plan of development were modified by public hearing; that said agreement shall be binding on the property owners and all other parties of interest and their successors in title.
6. That a recordable agreement be submitted to and meet with the approval of the Zoning Director providing for permanent and safe access for pedestrian and vehicular traffic within the development and particularly for right of access for fire, police, police, health and sanitation and other public service personnel and vehicles. The agreement, which shall be a covenant running with the land, shall also include a stipulation that the streets or accessways shall be installed and maintained by the applicant, including but not be limited to, sidewalks, drainage facilities, water sewers and fire hydrants, meeting with the approval of the Directors of the Public Works and Building and Zoning Departments. Such agreement shall be executed by all parties having an interest in the land and its improvements.

BE IT FURTHER RESOLVED that the requested district boundary change from AU and RU-1 to RU-3A be and the same is hereby approved and said property is hereby zoned accordingly;

BE IT FURTHER RESOLVED that the requested district boundary change from RU-1 to BU-1A be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted and sent with the approval of the Zoning Director; said plan to include among other things but be not limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That the use be established and maintained in accordance with the approved plan.

BE IT FURTHER RESOLVED that the approval of the district boundary changes and special exceptions and variance are conditional upon construction being commenced on, or before, February 22, 1973, on year from the date of this resolution.

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Dade County Building and Zoning Department, and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 22nd day of February, 1972.

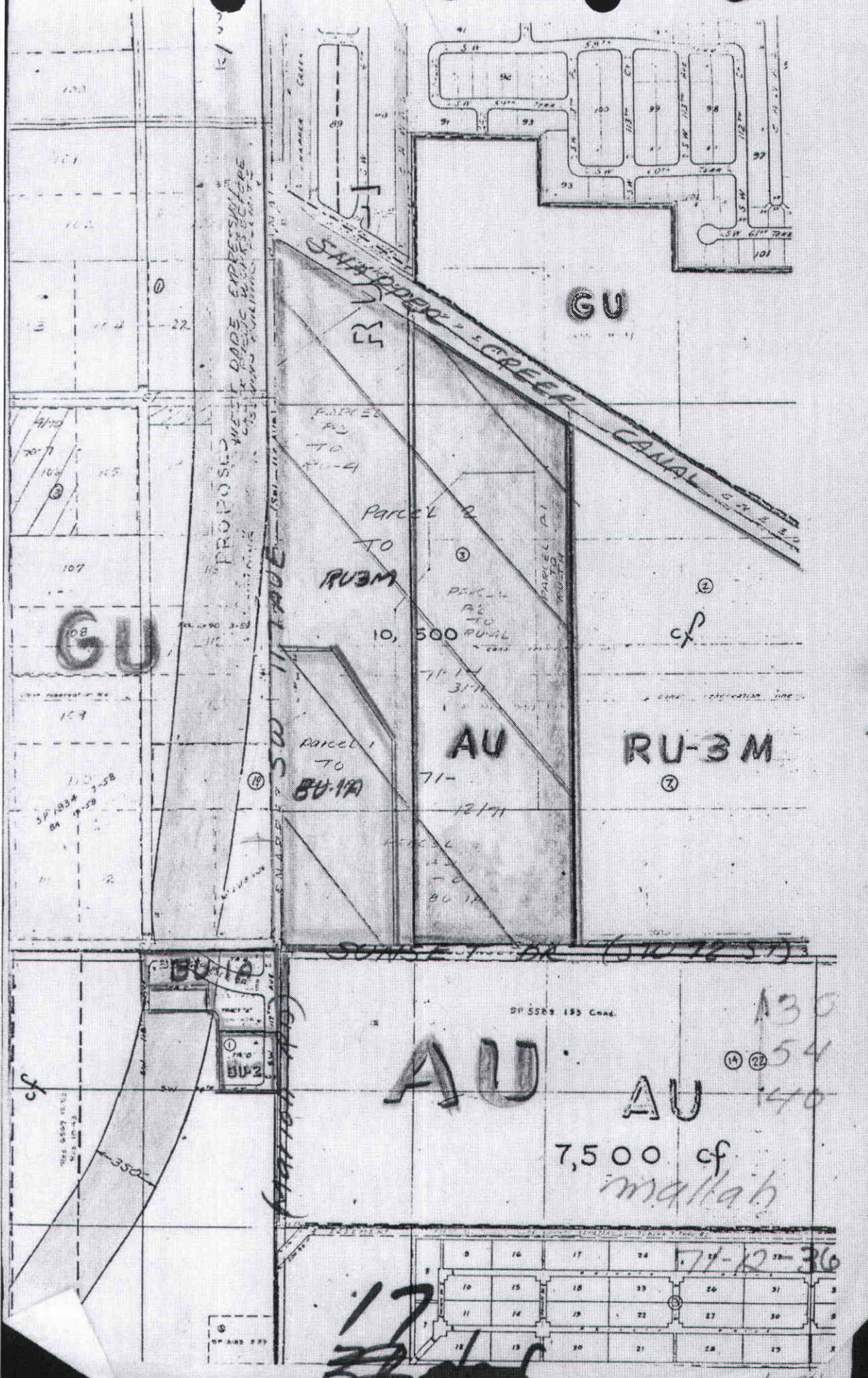
12-8-71
No. 71-12-36
VP

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

E. B. LEATHERMAN, CLERK

EDWARD D. PHELAN

By _____
Deputy Clerk



PROPOSED WELL PADE EXPRESSWAY

SAVING CREEK CANAL

GU

GU

Parcel 2
TO
RU-3M

10,500

AU

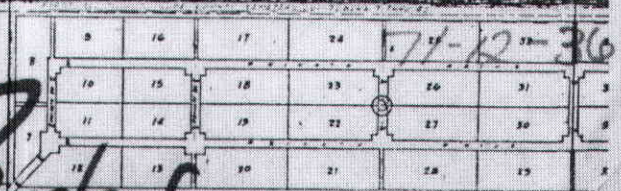
RU-3M

Parcel 1
TO
BU-1A

AU

AU

7,500 of
malla



17/36

log